



JANUARY 2024

BORROR PROPERTIES MANAGEMENT LLC/BORROR RESOURCES LLC (2024), an unlicensed entity, Columbus, Ohio was ordered to pay a \$7500.00 civil penalty when it offered, attempted, or agreed to negotiate the rental or leasing of any real estate; operated, managed, or rented, or offered or attempted to operate, manage, or rent, other than as custodian, caretaker, or janitor, any building or portions of buildings to the public as tenants; held itself out as engaged in the business of renting or leasing real estate with respect to one or more properties: 5830 Shannon Place Lane, Dublin, Ohio from on or about June 22, 2018 through August 5, 2019; 3970 Brelsford Lane, Dublin, Ohio from on or about June 22, 2018 through August 5, 2019; 5350 Silverthorne Road, Westerville, Ohio from on or about June 22, 2018 through August 5, 2019; 300 Springboro Lane Columbus, Ohio, AKA 187 Lazelle Road, Columbus Ohio from on or about June 22, 2018 through August 5, 2019; 1480 Runaway Bay Drive, Columbus, Ohio from on or about January 3, 2018 through August 5, 2019; and/or 2225 Montego Boulevard, Columbus, Ohio from on or about May 24, 2019 through August 5, 2019. This constituted up to 2,294 violations of Ohio Revised Code Section 4735.02.

DOUGLAS BORROR (2024), broker, Columbus, Ohio, was required to complete the ten hour post broker course and has his license suspended for seven (7) days which was deemed served for acting like an Ohio real estate broker without an Ohio real estate broker's license when he failed to perform property management services for one or more of the subject properties through Borrор Properties Real Estate, LLC, DBA: Borrор Properties, the brokerage with which he was licensed at the time he provided the property management services. This conduct constituted a violation of Ohio Revised Code Section 4735.18(A)(6), misconduct, as that section incorporates Ohio Revised Code Section 4735.02, which provides that no person shall act as a real estate broker or salesperson without first being licensed under Ohio Revised Code Chapter 4735, and/or Ohio Revised Code Section 4735.18(A)(6), misconduct. Mr. Borrор also authorized or permitted LoriBeth McRoberts Steiner (SALM.2008002948) and/or Danielle Borrор Sugarman (SAL.2009002644), agents with his brokerage at the time, to act in the capacity of a real estate broker or real estate salesperson even though LoriBeth Steiner and/or Danielle Borrор Sugarman were not licensed as a real estate broker or a real estate salesperson when he permitted or authorized Steiner and/or Sugarman to perform property management related services for one or more of the subject properties through Borrор Properties Management, LLC, rather than through his brokerage, Borrор Properties Real Estate, LLC. This was a violation of Ohio Revised Code Section 4735.18(A)(34) and/or Ohio Revised Code Section 4735.18(A)(6), misconduct.

Mr. Borrer also authorized or permitted Borrer Properties Management, LLC, an entity not licensed under Ohio Revised Chapter 4735, to act in the capacity as a real estate broker or a real estate company, that was not then licensed as a real estate broker or salesperson under this chapter or that was not then operating as an out-of-state commercial real estate broker or salesperson under Ohio Revised Code Section 4735.022. This conduct constituted a violation of Ohio Revised Code Section 4735.18(A)(34) or Ohio Revised Code Section 4735.18(A)(6), misconduct and failed to maintain prepaid property management fees for one or more of the subject properties in a property management trust account in violation of Ohio Revised Code Section 4735.18(A)(6), misconduct and/or Ohio Revised Code Section 4735.18(A)(27) as those sections incorporate Ohio Administrative Code 1301:5-5-11(A) by operation of Ohio Administrative Code 1301:5-5-11(F). Lastly, Mr. Borrer provided, maintained, or entered into a property management agreement for one or more of the subject properties that did not contain an expiration date in violation of Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.55(A)(1) and/or in violation of Ohio Revised Code Section 4735.18(A)(28).

DANIELLE BORROR SUGARMAN (2024), salesperson, Bexley, Ohio, was ordered to complete twelve (12) hours of additional education in area of property management and had her license suspended for five (5) days which was deemed served for acting like a real estate broker without an Ohio real estate broker's license when she failed to perform property management services for one or more of the subject properties through Borrer Properties Real Estate LLC, DBA Borrer Properties, the brokerage with whom she was licensed at the time the services were performed. This conduct constituted a violation of RC 4735.18(A)(6), misconduct, as that section incorporates Ohio Revised Code Section 4735.02.

LORIBETH MCROBERTS STEINER (2024), salesperson, Dublin, Ohio, was ordered to complete twelve (12) hours of additional education in the area of property management and had her license suspended for five (5) days which was deemed served for acting like an Ohio real estate broker without an Ohio real estate broker's license when she failed to perform property management services for one or more of the subject properties through Borrer Properties Real Estate, LLC, DBA: Borrer Properties, the brokerage with which she was licensed at the time she provided the property management services. This conduct constituted a violation of Ohio Revised Code Section 4735.18(A)(6), misconduct, as that section incorporates Ohio Revised Code Section 4735.02, which provides that no person shall act as a real estate broker or salesperson without first being licensed under Ohio Revised Code Chapter 4735, and/or Ohio Revised Code Section 4735.18(A)(6), misconduct. Ms. Steiner also authorized or permitted Borrer Properties Management, LLC, an entity not licensed under Ohio Revised Chapter 4735, to act in the capacity as a real estate broker or a real estate salesperson, who was not then licensed as a real estate broker or salesperson under this chapter or who was not then operating as an out-of-state commercial real estate broker or salesperson under Ohio Revised Code Section 4735.022. This conduct constituted a violation of Ohio Revised Code Section 4735.18(A)(34) or Ohio Revised Code Section 4735.18(A)(6), misconduct.

BROOKE MARIE JARVIS (2024), salesperson, Aurora, Ohio, was required to pay a \$2500.00 fine and complete the twenty (20) hour post licensing course and had her license suspended for three hundred sixty-five (365) days as she was convicted of a felony offense, reckless homicide, a third-degree felony on May 6, 2022 in Geauga County Common Pleas case number 21 C 000048 in violation of Ohio Revised Code Section 4735.18(A).

STEPHEN LENKER (2024), salesperson, Dublin, Ohio, was ordered to pay a \$1000.00 fine, complete three hours of additional education in the areas of core law and ethics and had his license suspended for five (5) days for acting like a management level licensee in contravention of the brokerage, The Lenker Group's, company policy in violation of RC 4735.18(A)(6), which is dishonest or illegal dealing, gross negligence, incompetency, or misconduct as that section incorporates the Canons of Ethics for the Real Estate Industry Section I, Article 1.

SANDRA MCGILL (2024), salesperson, Westerville, Ohio, was ordered to pay a \$200.00 fine and complete three hours of additional education in core law when she failed to timely provide the purchaser with the brokerage policy on agency (consumer guide) and obtain the purchaser's signature acknowledging receipt of that policy as required by Ohio Revised Code Section 4735.56(D). Specifically, the purchaser executed the purchase offer for the subject property on or about August 27, 2021, but the consumer guide was signed on or about August 29, 2021. This conduct was a violation of Ohio Revised Code Section 4735.18(A)(9) as that section incorporates (D).

GEORGE PRABHU (2024), salesperson, Dublin, Ohio, was ordered to pay a two thousand (\$2000.00) dollar fine, serve a thirty (30) day suspension and complete the ten-hour post broker course and an additional three hours of education in ethics. The respondent was disciplined for failing to ensure that earnest money was collected and/or deposited with the brokerage pursuant to the terms of the contract in violation of Ohio Revised Code Section 4735.18(6), misconduct and for informing or giving the impression to the seller's licensee that the earnest money deposited in a different transaction would be used as earnest money deposit for the subject property despite no earnest money being released from the other transaction. This conduct constituted a violation of Ohio Revised Code Section 4735.18(A)(6) misconduct or Ohio Revised Code Section 4735.18(A)(6), misconduct, as that section incorporates the Canons of Ethics for the Real Estate Industry, Section 1, Article 1.

FEBRUARY 2024

ADEBOMI NANYANIKA (2024), salesperson, Columbus, Ohio was ordered to pay a two hundred fifty (\$250.00) fine, complete the twenty (20) hour post sales licensing course and completion of nine (9) hours of education in the area of core law for requesting her client to sign and date the agency disclosure statement after she made an offer for the subject property on behalf of her client in violation of RC 4735.18(A)(6) as it incorporates RC 4735.58 (A)(1) and directing her client to deposit the earnest money for the subject property with the title company which was not in accordance with the purchase contract in violation of RC 4735.18(A)(6).

ROBERT WAYNE PULLON (2024), broker, Lancaster, Ohio was ordered to serve a one (1) year suspension with eleven (11) months suspended for a total of thirty days to be served. Respondent was disciplined as he was convicted of domestic battery, a level 5 felony offense, in Allen County, Indiana.

MARCH 2024

JOSHUA LEE BOYER (2024), salesperson, Cleveland, Ohio, had his license revoked for being convicted of a felony and crime of moral turpitude in March of 2023 in Cuyahoga County Common Pleas Court for identity fraud in violation of RC 4735.18(A).

MEIXUE LIN (2024), salesperson, Columbus, Ohio, was ordered to complete three (3) hours of education in the areas of ethics and core law and to complete the twenty (20) hour post licensing course, to serve a six-month suspension, with thirty days deemed served, ordered to pay a \$2000.00 civil penalty stayed pending proof that Brilliant Management was closed and an agreement that the respondent's license will be revoked provided another complaint is filed with violations found. The respondent was ordered to complete this discipline for knowingly giving a false reason on the Buyer's Notice of Termination of Contract in violation of ORC 4735.18(A)(9), as it incorporates ORC 4735.61, which provides no licensee shall knowingly give false information to any party; and/or ORC 4735.18(A)(6), which is dishonest or illegal dealing, gross negligence, incompetency, or misconduct; and/or ORC 4735.18(A)(6), which is dishonest or illegal dealing, gross negligence, incompetency, or misconduct as that section incorporates the Canons of Ethics for the Real Estate Industry Section I, Article 1, which provides that a licensee should endeavor to maintain and establish high standards of professional conduct and integrity in dealings with members of the public as well as with fellow licensees.

APRIL 2024

BETHANY SNOWDEN (2024), broker, Chillicothe, Ohio, was ordered to pay a \$3500.00 fine, had her license suspended for thirty days, and was ordered to complete three hours of additional education in core law and to complete the 10-hour post broker course. The respondent was ordered to complete this discipline for failing to be loyal to her clients, the sellers of the subject property, or remain neutral in the transaction in violation of ORC 4735.18(A)(9) as it incorporates ORC 4735.62(D) which reads: "In representing any client in an agency ... relationship, the licensee shall be a fiduciary of the client and shall use the licensee's best efforts to further the interest of the client including, but not limited to, doing all of the following: (D) Performing all duties specified in this chapter in a manner that is loyal to the interest of the client." Also, or in the alternative, this was in violation of ORC 4735.18(A)(6), misconduct as it incorporates the Canons of Ethics for the Real Estate Industry Section I, Article 1, which provides that a licensee should endeavor to maintain and establish high standards of professional conduct and integrity in dealings with members of the public as well as with fellow licensees. She also had a Company Policy on Agency for the brokerage which required agents to be dual agents as a party to the transaction. This was a violation of ORC 4735.18(A)(4), as it incorporates ORC 4735.71(C). ORC 4735.71(C) states no licensed salesperson shall participate in a dual agency relationship in which the licensee is a party to the transaction. Ms. Snowden also failed to understand that she was a dual agent in the transaction as she was personally involved in the transaction and failed to have another management level licensee affiliated with her brokerage. The conduct violated Ohio Revised Code Section 4735.18 (A)(6), misconduct and/or 4735.18 (A)(9) as it incorporates Ohio Revised Code 4735.70 (C). Finally, Ms. Snowden failed to properly disclose on the initial agency disclosure statement, signed on or about June 18, 2020, that she, as dual agent, had a material relationship with the buyer in violation of R.C. 4735.18(A)(9), misconduct, as that section incorporates ORC

4735.57 (B)(4) which states “That neither the brokerage nor its affiliated licensees have any material relationship with either client other than incidental to the transaction, or if the brokerage or its affiliated licensees have a material relationship, a disclosure of the nature of the relationship.”

CANDICE LEE WAGGONER (2024), salesperson, Coshocton, Ohio, was ordered to complete three hours of additional education in the area of core law for violating ORC 4735.18(A)(9), as it incorporates ORC 4735.56(D) for property located at 380 S. 10th St., Coshocton, Ohio by failing to obtain her client-buyer’s signature to the consumer guide until nearly one month after the sales contract was signed. ORC 4735.18(A)(9), as it incorporates ORC 4735.56(D), which requires a licensee to present and obtain the buyer’s signature when showing the property or discussing and making an offer to purchase.

CANDY SUE HOSTETTER (2024), salesperson, Coshocton, Ohio, was ordered to complete three hours of additional education in the area of core law for failing to ensure the seller and/or buyer names were filled in on the agency disclosure forms in violation of ORC 4735.18 (A) (6) misconduct as misconduct incorporates ORC 4735.57 (A) (4) and failed to ensure the client affixed a date to their signature on the agency disclosure statement in violation of ORC 4735.18(A) (6) misconduct.

KATHRYN ELIZABETH MACKE (2024), salesperson, Columbus, Ohio, was ordered to pay a \$1000.00 fine, to complete three hours of additional education in the area of core law, and had her license suspended for 10 days for failing to include a price in the Listing Agreement for the subject property in violation of ORC 4735.18(A)(6) misconduct and/or ORC 4735.18(A)(6) misconduct as it incorporates ORC 4735.55(A)(1); attempting to terminate the Listing Agreement for the subject property without the authority of her broker in violation of ORC 4735.18(A)(38) and/or ORC 4735.18(A)(6), misconduct as it incorporates the Canons of Ethics for the Real Estate Industry Section I, Article 1; and for demanding a commission to which she was not entitled in violation of ORC 4735.18(A)(10) and/or ORC 4735.18(A)(6), misconduct as it incorporates the Canons of Ethics for the Real Estate Industry Section I, Article 1.

NANCY A KAY (2024), salesperson, Lewis Center, Ohio, was ordered to pay \$500.00 fine and complete three hours of additional education in the areas of core law and ethics for negotiating and preparing a purchase contract on behalf of a purchaser and behalf of the brokerage, EXP, when her license was affiliated with Capital Partners Realty in violation of R.C. 4735.18(A)(6), misconduct as that section incorporates Section I, Article 1 of the Canons of Ethics for the Real Estate Industry and/or R.C. 4735.18(A)(6), misconduct as that section incorporates Section I, Article 2 of the Canons of Ethics for the Real Estate Industry. Ms. Kay also collected a commission in the name of EXP when the commission was earned when she was affiliated with Capital Partners Realty in violation of R.C. 4735.18(A)(9) incorporating R.C. 4735.21 and/or 4735.18(A)(6), misconduct as that section incorporates Section I, Article 1 of the Canons of Ethics for the Real Estate Industry and/or R.C. 4735.18(A)(6), misconduct as that section incorporates Section I, Article 2 of the Canons of Ethics for the Real Estate Industry. Finally, she continued to advertise as affiliated with Capital Partners Realty when her license transferred to EXP on November

19, 2020. This was misleading or inaccurate in violation of 4735.18(A)(21) and/or in violation of R.C. 4735.18(A)(6), misconduct as those sections incorporate O.A.C. 1301:5-1-02. Ms. Kay also provided false or misleading information to a fellow licensee when she intimated that she was only working on transactions of Capital Partners Realty until November 30, 2020, when she transferred her license to EXP on November 19, 2020, and worked on transactions at both brokerages in violation of R.C. 4735.18(A)(6), misconduct as that section incorporates Section I, Article 1 of the Canons of Ethics for the Real Estate Industry and/or R.C. 4735.18(A)(6), misconduct as that section incorporates Section I, Article 2 of the Canons of Ethics for the Real Estate Industry.

NICOLE LYNN MAYNARD (2024), salesperson, Coshocton, Ohio, was ordered to complete six hours of additional education in the area of core law for failing to disclose free moving services provided in the sales contract in violation of ORC 4735.18(A)(14), which provides the licensee shall not offer anything of value other than consideration recited in the sales contract as an inducement to a person to enter into a contract for sale. She also failed to ensure the seller and/or buyer names were filled in on the agency disclosure forms in violation of ORC 4735.18 (A) (6) misconduct as misconduct incorporates ORC 4735.57 (A) (4), failed to ensure an update to the agency disclosure form sections I. and II. was approved via client signature/initials and date in the transaction in violation of ORC 4735.18 (A) (6) misconduct, failed to ensure client signatures were timely executed on the agency disclosure statement in violation of ORC 4735.18 (A) (6) misconduct, and failed to ensure that her client affixed a date to their signature on the agency disclosure statement in violation of ORC 4735.18 (A) (6) misconduct.

MAY 2024

ANGELA UHLENHAKE (2024), salesperson, Columbus, Ohio, was given a public reprimand for altering a payee line in a monthly rent check without prior authorization of the payer before depositing that revised check into her account.

CHESTER STRALEY (2024), broker, Van Wert, Ohio, was ordered to pay a \$1000.00 fine, to complete three hours of additional education in the area of core law, complete the 10-hour post broker course, and had his license suspended for three days for failing to place the terms of the lease agreement for the subject property involving a tenant in writing and obtain the tenant's signature on that document in a timely manner. This constituted a violation of Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.62(C) and/or Ohio Revised Code Section 4735.18(A)(6), misconduct as that section incorporates the Canons of Ethics for the Real Estate Industry, Section I, Article 1. He also failed to obtain or maintain a written property management agreement for the subject property outlining the financial obligations related thereto in violation of Ohio Revised Code Section 4735.18(A)(6), misconduct as that section incorporates the Canons of Ethics for the Real Estate Industry, Section II, Article 9. In the alternative, Mr. Straley failed to keep this record for three years from the date of the transaction in violation of Ohio Revised Code Section 4735.18(A)(24).

EMILY MARIE SMITH (2024), salesperson, Granville, Ohio, was ordered to pay \$500.00 fine and complete three hours of additional education in the areas of core law and ethics for failing to obtain a signed consumer guide from the buyer for the transaction at the subject property in violation of ORC 4735.18(A)(9) as it incorporates 4735.56(C) and (D)

or ORC 4735.18(A)(6) as it incorporates OAC 1301:5-6-06, which provides the licensee shall obtain a signed consumer guide from the seller and/or buyer or note on the consumer guide form the party to whom the form was presented, the date and time it was presented, the fact that the party declined to sign, and the reason for such.

NICOLE DEBRO (2024), unlicensed, New Albany, was ordered to pay a \$6500.00 civil penalty for engaging in unlicensed activity for the period of September 30, 2022, to on or about April 5, 2023, in violation of Ohio Revised Code 4735.02.

THOMAS L SMITH (2024), salesperson, Oregon, Ohio, was ordered to pay \$1000.00 fine, complete three hours of additional education in the areas of core law and ethics, and the Respondent's license was suspended for five days for failing to include the correct acreage of the subject property to be sold, failed to explain that current Lucas County parcel number was subject to change, and failed to specify that the current parcel number was pending a split with the county in the purchase contract or any addenda for the subject property, which resulted in transfer of the full acreage of the current parcel number contrary to the intent of his client, the seller, who intended to sell approximately 2.5 acres in violation of ORC 4735.18(A)(9) as it incorporates 4735.62(A), and inaccurately advertised the subject property in the Multiple Listing Service by failing to explain that the current Lucas County parcel number was subject to change and failed to specify that the current parcel was pending a split with the county in violation of ORC 4735.18(A)(21).

JUNE 2024

D MICHELLE EUTON (2024), salesperson, South Portsmouth Kentucky, was ordered to pay \$750.00 fine, complete three hours of additional education in the areas of core law and ethics, and to complete the 20-hour post sales license course. The respondent was ordered to complete this discipline because she advertised "Michelle Euton Realty Group" not in equal prominence with her brokerage at the time, Dream Team Lexington, LLC dba Bluegrass Realty or Charles Edward Euton Realty, advertised her team "Michelle Euton Realty Group" and used the term "realty" in her advertising, advertised as Michelle Euton but failed to register her full legal name, D. Michelle Euton Miller, with the Ohio Department of Commerce, Division of Real Estate, and copied the advertising of her former principal broker, Mr. Charles Edward Euton (BRKP.0000153295), and held herself out as a broker when she was a salesperson.

DANIELLE LEIGH DALE (2024), salesperson, Toledo, Ohio, was ordered to pay a \$1000.00 fine, serve a twelve-day suspension and complete additional education including three hours of education in the areas of core law and ethics, and to complete the 20-hour post sales licensing course for violating Ohio Revised Code Section 4735.18(A)(6), incompetency or misconduct, and/or Ohio Revised Code Section 4735.18(A)(6), misconduct as that section incorporates the Canons of Ethics for the Real Estate Industry, Section I, Article 1 by doing one or more of the following: Drafting a loan repayment agreement between two individuals when she did not represent either in the transaction for the sale of the subject property; stating in the loan repayment agreement between the individuals that it was an addendum to the purchase contract for the subject property when one individual was not a party to the sale of the subject property; personally initialing the loan repayment agreement between the individuals when she was not a party to that agreement; and/or presenting the loan repayment agreement directly to one individual rather than presenting it through that individual's licensee.

JARED E DUTTON (2024), salesperson, Canton, Ohio, was ordered to pay a \$500.00 fine, to complete three hours of additional education in the areas of core law and ethics, and to serve a 30-day suspension for providing services that require an Ohio real estate license when his license was suspended including, but not limited to holding himself out as an active licensee, negotiating or attempting to negotiate the purchase of the property and/or assisting in the procuring of prospects, or the negotiation of a transaction which did or was calculated to result in the sale of this property. This conduct constituted a violation of Ohio Revised Code Section 4735.18(A)(6), misconduct as that section incorporates Ohio Revised Code Section 4735.02, which provides that no person shall provide services that require a license under Ohio Revised Code Chapter 4735 if the licensee's license is inactive or suspended. He also provided services that require an Ohio real estate license when his license was suspended including, but not limited to, selling or negotiating the sale or exchange of the property, assisting in the procuring of prospects or the negotiation of a transaction which did or was calculated to result in the sale of this property and/or holding yourself out as an active licensee. This conduct constituted a violation of Ohio Revised Code Section 4735.18(A)(6), misconduct as that section incorporates Ohio Revised Code Section 4735.02, which provides that no person shall provide services that require a license under Ohio Revised Code Chapter 4735 if the licensee's license is inactive or suspended. Mr. Dutton also provided services that require an Ohio real estate license when his license was suspended including, but not limited to, selling or negotiating the sale or exchange of the property, assisting in the procuring of prospects or the negotiation of a transaction which did or was calculated to result in the sale of this property and/or holding himself out as an active licensee. This conduct constituted a violation of Ohio Revised Code Section 4735.18(A)(6), misconduct as that section incorporates Ohio Revised Code Section 4735.02, which provides that no person shall provide services that require a license under Ohio Revised Code Chapter 4735 if the licensee's license is inactive or suspended. Lastly, he held himself out as an active licensee and/or assisted in the procuring of prospects which did or was calculated to result in the sale of property when he advertised the properties for sale on Facebook. This conduct constituted a violation of Ohio Revised Code Section 4735.18(A)(6), misconduct as that section incorporates Ohio Revised Code Section 4735.02, which provides that no person shall provide services that require a license under Ohio Revised Code Chapter 4735 if the licensee's license is inactive or suspended.

LONNIE DALE DANIELS (2024), salesperson, Miamisburg, Ohio, was ordered to complete three hours of additional education in the areas of core law and ethics for failing to obtain a written agreement signed by the buyer and seller for the seller to provide money to the buyer for the repair of a damaged door in violation of Ohio Revised Code Section 4735.18(A)(6), misconduct as that section incorporates Section II, Article 9 of the Canons of Ethics for the Real Estate Industry and/or Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.62(A).

TAMMERA D BRENNEMAN-CUMMINS (2024), salesperson, Lima, Ohio, was ordered to pay a \$250.00 fine and complete three hours of additional education in the area of core law for, when acting as a dual agent, prepared and/or allowing her clients, the buyer and seller, to execute a contract for the sale of real estate when she was not selling real estate, i.e., she was selling the title to a manufactured home that did not include the land thereunder. This constituted a violation of Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.62(A) and/or Ohio Revised Code Section 4735.18(A)(6), misconduct as that section incorporates the Canons of Ethics for the Real Estate Industry, Section I, Article 4.

TIFFANY WALBORN AKA TIFFANY MARIE KELLY, unlicensed, Toledo, Ohio, was ordered to pay a \$1500.00 civil penalty for doing one or more of the following having a property owner sign a management agreement so that she could manage a property, advertised properties she did not own for rent or sale, drafted and entered into lease agreements with tenants, and collected rent from tenants in violation of Ohio Revised Code Section 4735.02.

AUGUST 2024

THIS MATTER IS ON APPEAL

AMANDA ZACHMAN (2024), unlicensed, Delray Beach, Florida, was ordered to pay a \$19,500 civil penalty for engaging in the following conduct for another with the intention or expectation or promise of receiving a fee, commission or other valuable consideration: Sell, exchange, purchase, rent, or lease, or negotiate the sale, exchange, purchase, rental, or leasing of any real estate; offer, attempt, or agree to negotiate the sale, exchange, purchase, rental, or leasing of any real estate; list, or offer, attempt, or agree to list, or auction, or offer, attempt, or agree to auction, any real estate; buy or offer to buy, sell or offer to sell, or otherwise deal in options on real estate; operate, manage, or rent, or offer or attempt to operate, manage, or rent, other than as custodian, caretaker, or janitor, any building or portions of buildings to the public as tenants; advertise or hold self out as engaged in the business of selling, exchanging, purchasing, renting, or leasing real estate; and direct or assist in the procuring of prospects or the negotiation of any transaction, other than mortgage financing, which does or is calculated to result in the sale, exchange, leasing, or renting of any real estate. This conduct constituted up to 39 violations of Ohio Revised Code Section 4735.02, which provides that no person, partnership, association, limited liability company, limited liability partnership, or corporation shall advertise, act or assume to act as a real estate broker or real estate salesperson, without first being licensed under Ohio Revised Code Chapter 4735.

AMANDA ZACHMAN (2024), unlicensed, Delray Beach, Florida, was ordered to pay a \$160,500 civil penalty for engaging in the following conduct for another with the intention or expectation or promise of receiving a fee, commission or other valuable consideration: Sell, exchange, purchase, rent, or lease, or negotiate the sale, exchange, purchase, rental, or leasing of any real estate; offer, attempt, or agree to negotiate the sale, exchange, purchase, rental, or leasing of any real estate; list, or offer, attempt, or agree to list, or auction, or offer, attempt, or agree to auction, any real estate; buy or offer to buy, sell or offer to sell, or otherwise deal in options on real estate; operate, manage, or rent, or offer or attempt to operate, manage, or rent, other than as custodian, caretaker, or janitor, any building or portions of buildings to the public as tenants; advertise or hold self out as engaged in the business of selling, exchanging, purchasing, renting, or leasing real estate; and direct or assist in the procuring of prospects or the negotiation of any transaction, other than mortgage financing, which does or is calculated to result in the sale, exchange, leasing, or renting of any real estate. This conduct constituted up to 321 violations of Ohio Revised Code Section 4735.02, which provides that no person, partnership, association, limited liability company, limited liability partnership, or corporation shall advertise, act or assume to act as a real estate broker or real estate salesperson, without first being licensed under Ohio Revised Code Chapter 4735.

AMY O'CONNELL (2024), salesperson, Waynesville, Ohio, was ordered to pay a \$1,000.00 fine and complete three hours of additional education in the area of ethics for sending a disparaging text about a member of the public and commented disparagingly about Lebanon area schools in violation of ORC 4735.18(A)(6) misconduct and misconduct as it incorporates the Canons of Ethics for the Real Estate Industry, which provides the licensee should endeavor to maintain and establish high standards of professional conduct and integrity in dealings with members of the public as well as fellow licensees and, further, seek to avoid even the appearance of impropriety in any activities as a licensee.

DIANA REMAR (2024), broker, Seven Hills, Ohio, was ordered to pay a \$7,000.00 fine, serve a 30-day suspension, complete three hours of additional education in ethics, and complete the 10-hour post broker course. The respondent was also issued a public reprimand by the Commission. The respondent was ordered to complete this discipline for authorizing or permitting Amanda Zachman, an individual not licensed under Ohio Revised Chapter 4735, to act in the capacity of a real estate broker or a real estate salesperson, who was not then licensed as a real estate broker or salesperson under Ohio Revised Code Chapter 4735 or who was not then operating as an out-of-state commercial real estate broker or salesperson under Ohio Revised Code Section 4735.022. This conduct constituted a violation of Ohio Revised Code Section 4735.18(A)(34) and/or Ohio Revised Code Section 4735.18(A)(6), misconduct. She also provided, maintained or entered into a written agency agreement that failed to contain the required fair housing language in violation of Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.55(A)(2), providing, maintaining or entering into a written agency agreement, that failed to contain the required blockbusting language in violation of Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.55(A)(3). Other violations included: Providing, maintaining or entering into a written agency agreement that failed to contain the required expiration date in violation of Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.55(A)(1) and 4735.18 (A)(28), providing, maintaining or entering into a written agency agreement that failed to contain the name of agent and clear statement of representation in violation of Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.55(B), and failing to actively oversee and direct the operations of the business conducted on behalf of the brokerage in violation of ORC 4735.18(A)(9), as it incorporates ORC 4735.081 and OAC 1301:5-6-01(C), and/or in violation of ORC 4735.18(A)(6), which is dishonest or illegal dealing, gross negligence, incompetency, or misconduct in representing the sellers of the subject properties. Respondent demanded, a commission, to which she was not entitled in violation of Ohio Revised Code Section 4735.18(A)(10), as a real estate broker, having demanded, without reasonable cause, other than from a broker licensed under the chapter, a commission to which the licensee is not entitled, and/or violated Ohio Revised Section 4735.18(A)(6), misconduct; as that section incorporates the Canons of Ethics, Section I, Article 1, which constitutes a failure to maintain and establish high standards of professional conduct and integrity in dealings with members of the public as well as with fellow licensees and, further, seek to avoid even the appearance of impropriety in any activities as a licensee. She also permitted or authorized a lien to be filed and recorded against a subject property located at 5267 Abbey Gate Avenue, Columbus, Ohio 43081 after the agreement was rescinded within the rescission period.

This conduct constituted a violation of Ohio Revised Code 4735.18(A)(6), gross negligence, incompetency, or misconduct and/or 4735.18(A)(6) as it incorporates the Canons of Ethics for the Real Estate Industry, Section I, Article 1. Respondent furthermore engaged in misleading advertising by not advertising in the name of the Ohio licensed brokerage, MV Realty of Ohio, in violation of Ohio Revised Code Section 4735.18(A)(21) and/or Ohio Revised Code Section 4735.18(A)(6), misconduct; and failed to provide copies of written agency agreement(s) at the time the agreement(s) was signed in violation of Ohio Revised Code 4735.18 (A)(25); failed to assist the Division in its investigation and/or failed to assist the Division by failing to respond to requests for information during the course of the investigation in violation of Ohio Revised Code 4735.18(A)(6), misconduct, as it incorporates the Canons of Ethics, Section I, Article 1; and failed to provide assistance to the Division during its investigation of case number 2022-245 when she did one or more of the following: Failed to provide to the Division Investigator documents or records requested in response to a letter sent to her from the Division on or about March 17, 2022 in violation of Ohio Revised Code Section 4735.18(A)(6), misconduct as that section incorporates the Canons of Ethics for the Real Estate Industry, Section I, Article 3.

GISELLE VALENTIN (2024), unlicensed, Delray Beach, Florida, was ordered to pay a civil penalty in the amount of \$500.00 for engaging in the following conduct for another with the intention or expectation or promise of receiving a fee, commission or other valuable consideration: Sell, exchange, purchase, rent, or lease, or negotiate the sale, exchange, purchase, rental, or leasing of any real estate; offer, attempt, or agree to negotiate the sale, exchange, purchase, rental, or leasing of any real estate; list, or offer, attempt, or agree to list, or auction, or offer, attempt, or agree to auction, any real estate; buy or offer to buy, sell or offer to sell, or otherwise deal in options on real estate; operate, manage, or rent, or offer or attempt to operate, manage, or rent, other than as custodian, caretaker, or janitor, any building or portions of buildings to the public as tenants; advertise or hold self out as engaged in the business of selling, exchanging, purchasing, renting, or leasing real estate; and direct or assist in the procuring of prospects or the negotiation of any transaction, other than mortgage financing, which does or is calculated to result in the sale, exchange, leasing, or renting of any real estate. This conduct constituted up to 1 violation of Ohio Revised Code Section 4735.02, which provides that no person, partnership, association, limited liability company, limited liability partnership, or corporation shall advertise, act or assume to act as a real estate broker or real estate salesperson, without first being licensed under Ohio Revised Code Chapter 4735.

GREGORY GILLOTT (2024) salesperson, Mason, Ohio, was ordered to pay fine in the amount of \$3250.00, serve a 10-day suspension, complete three additional hours of education in core law and contracts. The Respondent was also issued a public reprimand by the Commission. The respondent was ordered to complete this discipline for engaging in the following conduct: Authorized or permitted Amanda Zachman, an individual not licensed under Ohio Revised Chapter 4735, to act in the capacity of a real estate broker or a real estate salesperson, who was not then licensed as a real estate broker or salesperson under Ohio Revised Code Chapter 4735 or who was not then operating as an out-of-state commercial real estate broker or salesperson under Ohio Revised Code Section 4735.022 in violation of Ohio Revised Code Section 4735.18(A)(34) and/or Ohio

Revised Code Section 4735.18(A)(6), misconduct; provided, entered into and/or maintained a written agency agreement, that failed to contain the required fair housing language in violation of Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.55(A)(2); provided, entered into and/or maintained a written agency agreement that failed to contain the required blockbusting language in violation of Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.55(A)(3); provided, entered into and/or maintained a written agency agreement that failed to contain the required expiration date in violation of Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.55(A)(1) and 4735.18(A)(28); provided, entered into and/or maintained a written agency agreement that failed to contain the name of agent and clear statement of representation in violation of Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.55(B); and permitted or authorized a lien to be filed and recorded against a subject property located at 5267 Abbey Gate Avenue, Columbus, Ohio 43081, after the agreement was rescinded within the rescission period in violation of Ohio Revised Code 4735.18(A)(6), gross negligence, incompetency, or misconduct and/or 4735.18(A)(6) as it incorporates the Canons of Ethics for the Real Estate Industry, Section I, Article 1; failed to provide copies of written agency agreement(s) at time the agreement(s) was signed in violation of Ohio Revised Code 4735.18 (A)(25); failed to assist the Division in its investigation and/or failed to assist the Division by failing to respond to requests for information during the course of the investigation in violation of Ohio Revised Code 4735.18(A)(6), misconduct, as it incorporates the Canons of Ethics, Section I, Article 1; with respect to subject property, 5267 Abbey Gate Avenue, Columbus, Ohio 43081, and failed to provide assistance to the Division during its investigation of case number 2022-246 when he did one or more of the following: Failed to provide to the Division Investigator documents or records requested in response to a letter sent to him from the Division on or about March 17, 2022 in violation of Ohio Revised Code Section 4735.18(A)(6), misconduct as that section incorporates the Canons of Ethics for the Real Estate Industry, Section I, Article 3.

HALI SIMS (2024), unlicensed, Delray Beach, Florida, was ordered to pay a civil penalty in the amount of \$500.00 for engaging in the following conduct for another with the intention or expectation or promise of receiving a fee, commission or other valuable consideration: Sell, exchange, purchase, rent, or lease, or negotiate the sale, exchange, purchase, rental, or leasing of any real estate; offer, attempt, or agree to negotiate the sale, exchange, purchase, rental, or leasing of any real estate; list, or offer, attempt, or agree to list, or auction, or offer, attempt, or agree to auction, any real estate; buy or offer to buy, sell or offer to sell, or otherwise deal in options on real estate; operate, manage, or rent, or offer or attempt to operate, manage, or rent, other than as custodian, caretaker, or janitor, any building or portions of buildings to the public as tenants; advertise or hold self out as engaged in the business of selling, exchanging, purchasing, renting, or leasing real estate.; and direct or assist in the procuring of prospects or the negotiation of any transaction, other than mortgage financing, which does or is calculated to result in the sale, exchange, leasing, or renting of any real estate. This conduct constituted up to 1 violation of Ohio Revised Code Section 4735.02, which provides that no person, partnership, association, limited liability company, limited liability partnership, or corporation shall advertise, act or assume to act as a real estate broker or real estate salesperson, without first being licensed under Ohio Revised Code Chapter 4735.

KIMBERLY ROSE (2024), broker, Bowling Green, Ohio, was ordered to pay a fine in the amount of \$1800.00 and to complete three hours of additional education in the area of core law and ethics, and complete the 10 hour post-broker course for maintaining, providing or entering into an agency agreement dated October 20, 2020 that did not contain a definite expiration date in violation of Ohio Revised Code Section 4735.18(A)(28), and maintaining, providing or entering into an agency agreement dated October 20, 2020 that did not contain proper fair housing language as required in Ohio Revised Code Section 4735.55(A)(2). Accordingly, she violated Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.55(A)(2) for maintaining, providing or entering into an agency agreement dated October 20, 2020, that did not contain “blockbusting” language as required in Ohio Revised Code Section 4735.55(A)(3). There was also a violation of Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.55(A)(3) for creating an illegal dual agency when she submitted a bid to purchase one or more parcels of the subject property on her own behalf, while she and/or her brokerage continued to represent the seller of the subject property. Accordingly, she violated Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.71(C) and/or Ohio Revised Code Section 4735.18(A)(6), misconduct as that section incorporates the Canons of Ethics for the Real Estate Industry, Section I, Article 1.

LISA COWLES (2024), salesperson, Marengo, Ohio, was ordered to pay a fine in the amount of \$500.00 and to complete three hours of additional education in the area of core law for failing to remove the listing of the subject property from the Multiple Listing Service within a reasonable time after being requested to do so by the co-owner of the subject property who did not sign the listing agreement for the subject property in violation of ORC 4735.18(A)(6) misconduct and/or misconduct, as it incorporates the Canons of Ethics for the Real Estate Industry Section I, Article 1, which states the licensee should endeavor to maintain and establish high standards of professional conduct and integrity in dealings with members of the public as well as fellow licensees and, further, seek to void even the appearance of impropriety in any activities as a licensee.

MV REALTY PBC, LLC (2024), unlicensed, Delray Beach, Florida, was ordered to pay a civil penalty in the amount of \$1,000.00 for engaging in the following conduct for another with the intention or expectation or promise of receiving a fee, commission or other valuable consideration: Sell, exchange, purchase, rent, or lease, or negotiate the sale, exchange, purchase, rental, or leasing of any real estate; offer, attempt, or agree to negotiate the sale, exchange, purchase, rental, or leasing of any real estate; list, or offer, attempt, or agree to list, or auction, or offer, attempt, or agree to auction, any real estate; buy or offer to buy, sell or offer to sell, or otherwise deal in options on real estate; operate, manage, or rent, or offer or attempt to operate, manage, or rent, other than as custodian, caretaker, or janitor, any building or portions of buildings to the public as tenants; advertise or hold self out as engaged in the business of selling, exchanging, purchasing, renting, or leasing real estate; and direct or assist in the procuring of prospects or the negotiation of any transaction, other than mortgage financing, which does or is calculated to result in the sale, exchange, leasing, or renting of any real estate.

This conduct constituted up to 1 violation of Ohio Revised Code Section 4735.02, which provides that no person, partnership, association, limited liability company, limited liability partnership, or corporation shall advertise, act or assume to act as a real estate broker or real estate salesperson, without first being licensed under Ohio Revised Code Chapter 4735.

ROBERT YOUNG (2024), salesperson, Akron, Ohio, was ordered to pay a fine in the amount of \$1,000.00, complete additional education in the area of ethics and core law, complete the 20-hour post-sales licensing course, and serve a 15-day suspension for during the time when a purchase contract for the subject property with the buyer was entered into, he failed to disclose to the buyer or the buyer's agent that he had signed and submitted to the Akron Metropolitan Housing Authority (AMHA) with the tenant for the subject property a planned move out date notice for the subject property signed September 5, 2018 and a 30-day notice to move from the subject property signed October 2, 2018. Accordingly, he violated Ohio Revised Code Section 4735.18(A)(1) or 4735.18(A)(6), misconduct, as it incorporates Section 1 Article 1 of the Canons of Ethics, which provides that a licensee should endeavor to maintain and establish high standards of professional conduct and integrity in dealings with members of the public as well as with fellow licensees and, further, seek to avoid even the appearance of impropriety in any activities as a licensee. Mr. Young also failed to provide timely notice to the buyer or the buyer's agent when he indicated to the Division investigator he gave notice to the buyer's agent after January 18, 2019, that the tenant had moved out of the subject property even though he had begun receiving AMHA rental payments for the tenant's new rental property beginning in December 2018. Accordingly, Mr. Young violated Ohio Revised Code Section 4735.18(A)(6), misconduct, as it incorporates Section 1 Article 1 of the Canons of Ethics, which provides that a licensee should endeavor to maintain and establish high standards of professional conduct and integrity in dealings with members of the public as well as with fellow licensees and, further, seek to avoid even the appearance of impropriety in any activities as a licensee.

ROBERT KENDLE (2024), broker, New Albany, Ohio, was ordered to pay a fine in the amount of \$500.00 dollars and complete three hours of additional education in the area of core law for failing to remove the listing of the subject property from the Multiple Listing Service within a reasonable time after being requested to do so by the co-owner of the subject property who did not sign the listing agreement for the subject property in violation of ORC 4735.18(A)(6) misconduct and/or misconduct as it incorporates the Canons of Ethics for the Real Estate Industry Section I, Article 1, which states the licensee should endeavor to maintain and establish high standards of professional conduct and integrity in dealings with members of the public as well as fellow licensees and, further, seek to void even the appearance of impropriety in any activities as a licensee.

STEVEN YEO (2024), unlicensed, Delray Beach, Florida, was ordered to pay a civil penalty in the amount of \$500.00 for engaging in the following conduct for another with the intention or expectation or promise of receiving a fee, commission or other valuable consideration: Sell, exchange, purchase, rent, or lease, or negotiate the sale, exchange, purchase, rental, or leasing of any real estate; offer, attempt, or agree to negotiate the sale, exchange, purchase, rental, or leasing of any real estate; list, or offer, attempt, or agree to list, or auction, or offer, attempt, or agree to auction, any real estate; buy or offer to buy, sell or offer to sell, or otherwise deal in options on real estate; operate, manage, or rent, or offer or attempt to operate, manage, or rent, other than as custodian, caretaker, or janitor, any building or portions of buildings to the public as tenants; advertise or hold self out as engaged in the business of selling, exchanging, purchasing, renting, or leasing real estate; and direct or assist in the procuring of prospects or the negotiation of any transaction, other than mortgage financing, which does or is calculated to result in the sale, exchange, leasing, or renting of any real estate.

This conduct constituted up to 1 violation of Ohio Revised Code Section 4735.02, which provides that no person, partnership, association, limited liability company, limited liability partnership, or corporation shall advertise, act or assume to act as a real estate broker or real estate salesperson, without first being licensed under Ohio Revised Code Chapter 4735.

ZACHERY ROLLINS (2024), salesperson, Medina, Ohio, was ordered to pay a fine in the amount of \$500.00 and to complete nine hours of additional education in the areas of core law, ethics, and civil rights for photographing an interior room of the subject property without the consent of the owner or owner's authorized agent, and publishing that photograph on his Facebook page seeking comments from other individuals regarding this photograph. Accordingly, he violated Ohio Revised Code Section 4735.18(A)(6), misconduct or Ohio Revised Code Section 4735.18(A)(6), misconduct, as that section incorporates Canons of Ethics, Section I, Article 1 for failing to endeavor to maintain and establish high standards of professional conduct and integrity in dealings with members of the public as well as with fellow licensees and seek to avoid the appearance of impropriety.

SEPTEMBER 2024

ALICIA HEIL (2024), unlicensed, Columbus, Ohio, was ordered to pay a civil penalty in the amount of \$1200.00 for engaging in the following conduct for another with the intention or expectation or promise of receiving a fee, commission or other valuable consideration: Advertised the subject property for sale; and negotiated with and/or showed the subject property to prospective buyers. The conduct constitutes 12 violations of Ohio Revised Code Section 4735.02, which provides that no person, partnership, association, limited liability company, limited liability partnership, or corporation shall advertise, act or assume to act as a real estate broker or real estate salesperson, without first being licensed under Ohio Revised Code Chapter 4735.

JERI CAMERON FKA JERI CLOSE (2024), salesperson, Beloit, Ohio, was ordered to pay a fine in the amount of \$1000.00, serve a 7-day suspension, and to complete the 20-hour post sales licensing course. The 7-day suspension was stayed provided there are no further complaints filed during the six-month period beginning on September 4, 2024. The respondent was ordered to complete this discipline as she violated the following: ORC 4735.18(A)(6) misconduct and/or misconduct as it incorporates Section II, Article 9 of the Canons of Ethics for the Real Estate Industry when she failed to account for the balance of \$200,000 in the sales contract; ORC 4735.18(A)(6) misconduct and/or misconduct as it incorporates Section II, Article 9 of the Canons of Ethics for the Real Estate Industry which requires licensees ensure that all financial obligations and commitments are in writing, expressing the exact agreement of the parties; ORC 4735.18(A)(6) misconduct as it incorporates ORC 4735.58(A) when the Agency Disclosure Statement for this dual-agency transaction was signed by her buyers on June 1, 2022, and her sellers on June 3, 2022 one day and four days, respectively, after the sales contract was signed; and ORC 4735.18(A)(6) as it incorporates ORC 4735.58(A) which requires a licensee to present the Agency Disclosure Statement to the buyer and request the buyer sign and date the Agency Disclosure Statement no later than at the preparation of the offer, and prior to presenting the sellers with a written offer, the licensee shall present the Agency Disclosure Statement to the sellers and request that they sign and date the Agency Disclosure Statement.

Ms. Cameron also violated ORC 4735.18(A)(9) as that section incorporates ORC 4735.62(A) when she had her buyers sign the Residential Property Disclosure Form and the Lead-Based Paint Disclosure form one and two days, respectively, after the buyers had already signed the sales contract, and ORC 4735.62(A) which requires a licensee use their best efforts to further the interests of the client, including exercise reasonable care and skill in carrying out their responsibilities on their behalf. She violated ORC 4735.18(A)(6) misconduct and/or misconduct as it incorporates Section I, Article 1 of the Canons of Ethics for the Real Estate Industry when she advised her sellers with the following: "I recommend lots of fresh air blowing through your house the day or two prior, just as a precaution" in order to reduce a radon test result, which was disloyal to her buyers. ORC 4735.18(A)(6) misconduct and/or misconduct as it incorporates Section I, Article 1 of the Canons of Ethics for the Real Estate Industry requires that a licensee should endeavor to maintain and establish high standards of professional conduct and integrity in dealings with members of the public as well as with fellow licensees and, further, seek to avoid even the appearance of impropriety in any activities as a licensee. Ms. Cameron also violated: ORC 4735.18(A)(6) misconduct and/or misconduct as it incorporates Section II, Article 9 of the Canons of Ethics for the Real Estate Industry when she failed to amend the contract to require the sellers to install a radon mitigation system which clearly was the intent of the parties; ORC 4735.18(A)(6) misconduct and/or misconduct as it incorporates Section II, Article 9 of the Canons of Ethics for the Real Estate Industry requires licensees ensure that all financial obligations and commitments are in writing, expressing the exact agreement of the parties; and ORC 4735.18(A)(14) when she failed to include her agreement to reduce her commission in the sales contract to assist the sellers with the cost of the radon mitigation system. ORC 4735.18(A)(14) provides the licensee shall not offer anything of value other than consideration recited in the sales contract as an inducement to a person to enter a contract.

RAYMOND MERKEL (2024), broker, Florence, Kentucky, was ordered to pay a fine in the amount of \$3000.00, complete three hours of additional education in broker responsibility and ethics and complete the 10-hour post broker course. The respondent was also ordered to complete a 15-day suspension. No education was due if the respondent resigned his license within 90 days after paying the fine and completing the suspension. The respondent was ordered to complete this discipline for violating the following: ORC 4735.18(A)(34), which prohibits a licensee from "having authorized or permitted a person to act as an agent in the capacity of a real estate broker, or a real estate salesperson, who was not then licensed as a real estate broker or real estate salesperson under this chapter" by allowing Ms. Michelle Burkhardt, Ms. Marguerite Akkwai, and Paradigm Property Management's unlicensed activity from at least approximately January 20, 2020 to approximately November 18, 2020; ORC 4735.18(A)(6), misconduct as it incorporates ORC 4735.13(A), by failing, as a licensed real estate broker, to have and maintain a definite place of business in Ohio at any time since at least the opening of Case No. 2021-419; and ORC 4735.18(A)(24), by failing to "keep complete and accurate records of all transactions for a period of three years from the date of the transaction ... and any other instruments or papers related to the performance of any acts set forth in the definition of a real estate broker" since the opening of Case No. 2021-419.

TODD KRANER (2024), salesperson, Dayton and/or Loveland, Ohio, had his license revoked for violating Ohio Revised Code Section 4735.18(A) and/or Ohio Revised Code Section 4735.18(A)(6), misconduct as that section incorporates the Canons of Ethics, Section I, Article 1, which constitutes a failure to maintain and establish high standards of professional conduct and integrity in dealings with members of the public as well as with fellow licensees and, further, seek to avoid even the appearance of impropriety in any activities as a licensee when he was convicted of three counts of felony forgery in violation of Ohio Revised Code Section 2913.31(A)(3).

OCTOBER 2024

ADEBOMI NANYANIKA (2024), salesperson, Columbus, Ohio, was ordered to pay a fine of \$500.00 and to complete three hours of additional education in the area of core law and complete the 20-hour post licensing course for failing to correct an erroneous Agency Disclosure Statement for the subject property after she received such an Agency Disclosure Statement from the buyer's agent and presented it to her client, the seller, in violation of ORC 4735.18(A)(9) as it incorporates ORC 4735.58(A)(2), which requires a licensee to indicate the accurate agency relationship on the agency disclosure statement; and/or offered something of value other than the consideration recited in the sales contract for the subject property as an inducement to a person to enter into a contract for purchase or sale of real estate in violation of ORC 4735.18(A)(14).

ALL ROADS PROPERTY MANAGEMENT (2024), unlicensed, Kettering, Ohio, was ordered to pay a civil penalty in the amount of \$1200.00 for engaging in the following conduct for another with the intention or expectation or promise of receiving a fee, commission or other valuable consideration: Offered, attempted, or agreed to negotiate the rental or leasing of any real estate; operated, managed, or rented, or offered or attempted to operate, manage, or rent, other than as custodian, caretaker, or janitor, any building or portions of buildings to the public as tenants; and held itself out as engaged in the business of renting or leasing real estate with respect to one or more properties. This conduct was in violation of Ohio Revised Code Section 4735.02, which provides that no person, partnership, association, limited liability company, limited liability partnership, or corporation shall advertise, act or assume to act as a real estate broker or real estate salesperson, without first being licensed under Ohio Revised Code Chapter 4735.

DIANNE BUCHANAN (2024) unlicensed, Cincinnati, Ohio, was ordered to pay a civil penalty in the amount of \$4600.00 for engaging in the following conduct for another with the intention or expectation or promise of receiving a fee, commission or other valuable consideration: Rented or leased, or negotiated the rental, or leasing of any real estate; operated, managed, or rented, or offered or attempted to operate, manage, or rent, other than as custodian, caretaker, or janitor, any building or portions of buildings to the public as tenants; advertised or held yourself out as engaged in the business of renting or leasing real estate; and directed or assisted in the procuring of prospects or the negotiation of any transaction which did or was calculated to result in the leasing or renting of any real estate. This conduct was in violation of Ohio Revised Code Section 4735.02, which provides that no person, partnership, association, limited liability company, limited liability partnership, or corporation shall advertise, act or assume to act as a real estate broker or real estate salesperson, without first being licensed under Ohio Revised Code Chapter 4735.

ROY GUY (2024), broker, Stow, Ohio, was ordered to pay a \$2000.00 dollar fine, complete three additional hours of education in core law and ethics, and complete the 10-hour post broker course for: Entering into or maintained a property management agreement that did not contain an expiration date in violation of Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.55(A)(1) and/or in violation of Ohio Revised Code Section 4735.18(A)(28); and entering into or maintained a property management agreement that did not contain fair housing language as required by Ohio Revised Code Section 4735.55(A)(2) in violation Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.55(A)(2); entering into or maintained a property management agreement that did not contain “blockbusting” language as required by Ohio Revised Code Section 4735.55(A)(3) in violation of Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.55(A)(3); authorizing, allowing or acquiescing to Robert Grahovac entering into an addendum to add 560 Douglas Street, Akron, Ohio to a property management agreement on behalf of the brokerage NEO Property Management when Grahovac’s license was associated with the brokerage NEO Portfolio Property Management or failed to take the necessary precautions to prevent unaffiliated licensees, specifically Robert Grahovac, from working on NEO Property Management transactions. This constituted a violation of Ohio Revised Code Section 4735.18(A)(6), misconduct as that section incorporates Section I, Article 1 of the Canons of Ethics for the Real Estate Industry and/or Ohio Revised Code Section 4735.18(A)(6), misconduct as that section incorporates Section I, Article 2 of the Canons of Ethics for the Real Estate Industry. He also failed to maintain a ledger as required by Ohio Administrative Code 1301:5-5- 11(C), including, but not limited to failing to properly document ePay, EFT and/or ACH numbers in violation of Ohio Revised Code Section 4735.18(A)(6), misconduct as that section incorporates Ohio Administrative Code 1301:5-5- 11(C) by operation of Ohio Administrative Code 1301:5-5-11(F).

SUSAN GILBERT (2024), salesperson, Carlisle, Ohio, had her license suspended for 3 months, and ordered to complete the 20-hour post sales course and complete 3 hours of additional education in the areas of core law and ethics when she did the following: Acted like an Ohio real estate broker without an Ohio real estate broker’s license when she failed to perform property management services for one or more of the subject properties through Plum Tree Realty, LLC, the brokerage with which she was licensed at the time she provided the property management services and/or maintained a business checking plus account in the name of All Roads Property Management, LLC, with her home address listed on the statements. This conduct constituted a violation of Ohio Revised Code Section 4735.18(A)(6), misconduct, as that section incorporates Ohio Revised Code Section 4735.02, which provides that no person shall act as a real estate broker or salesperson without first being licensed under Ohio Revised Code Chapter 4735, and/or Ohio Revised Code Section 4735.18(A)(6), misconduct. Ms. Gilbert also authorized or permitted All Roads Property Management, an entity not licensed under Ohio Revised Chapter 4735, to act in the capacity as a real estate broker or a real estate salesperson, who was not then licensed as a real estate broker or salesperson under this chapter or who was not then operating as an out-of-state commercial real estate broker or salesperson under Ohio Revised Code Section 4735.022. This conduct constituted a violation of Ohio Revised Code Section 4735.18(A)(34) or Ohio Revised Code Section 4735.18(A)(6), misconduct.

She also maintained or entered into a property management agreement for one or more of the subject properties that did not contain an expiration date in violation of Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.55(A)(1) and/or in violation of Ohio Revised Code Section 4735.18(A)(28); maintained or entered into a property management agreement for one or more of the subject properties that did not include fair housing language or blockbusting language in violation of Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.55(A)(2) or (A)(3); maintained or entered into a property management agreement for one or more of the subject properties which failed to include a place to date the signature(s) in violation of Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.55(B); and failed to perform the terms of a property management agreement for one or more of the subject properties by failing to obtain prior written consent of the respective property owners of any expenditures in excess of three (3) hundred (\$300) dollars or demonstrate such expenditures were in the case of an emergency and were necessary to protect the property from damage, to prevent injury to persons or loss of life, or to maintain services to tenants in violation of Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.62(B)

Ms. Gilbert also acted like an Ohio real estate broker without an Ohio real estate broker's license when she failed to perform property management services for one or more of the subject properties through Plum Tree Realty, LLC, the brokerage with which she was licensed at the time she provided the property management services and/or maintained a business checking plus account in the name of All Roads Property Management, LLC, with her home address listed on the statements in violation of Ohio Revised Code Section 4735.18(A)(6), misconduct, as that section incorporates Ohio Revised Code Section 4735.02, which provides that no person shall act as a real estate broker or salesperson without first being licensed under Ohio Revised Code Chapter 4735, and/or Ohio Revised Code Section 4735.18(A)(6), misconduct; authorized or permitted All Roads Property Management, an entity not licensed under Ohio Revised Chapter 4735, to act in the capacity as a real estate broker or a real estate salesperson, who was not then licensed as a real estate broker or salesperson under this chapter or who was not then operating as an out-of-state commercial real estate broker or salesperson under Ohio Revised Code Section 4735.022 in violation of Ohio Revised Code Section 4735.18(A)(34) or Ohio Revised Code Section 4735.18(A)(6), misconduct; and maintained or entered into a property management agreement for one or more of the subject properties that did not contain an expiration date in violation of Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.55(A)(1) and/or in violation of Ohio Revised Code Section 4735.18(A)(28).

NOVEMBER 2024

DAVE CULBERTSON (2024), broker, Mt. Vernon, Ohio was ordered to pay a fine in the amount of \$500.00 fine and complete three hours of additional education in the areas of core law and ethics and complete of the 10-hour post course when he did the following: Participated in a dual agency relationship for a transaction that he was also the purchaser of the subject property. Accordingly, he violated Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.71(C). He also failed to provide the parties a contemporaneous offer disclosure prior to preparing or presenting a contemporaneous offer in violation of Ohio Revised Code 4735.18(A)(9) as it incorporates Ohio Revised Code 4735.65.

DOUGLAS RODGERS (2024), salesperson, Cleveland, Ohio, had his license revoked when he did the following: Filed a Renewal Application where he indicated, since his most recent filing of an application, he had been convicted of or plead guilty to any unlawful conduct excluding minor traffic violations and noted "M1 Violation of Protection Order 8.22.22 Ethical Conduct and Legal History". However, he had been convicted of: Violating a Protection Order on August 22, 2022, in Berea Municipal Court case 22CRB00642; Violating a Protection Order on August 22, 2022, in Berea Municipal Court case 22CRB00647; Violating a Protection Order on September 12, 2022, in Parma Municipal Court case 22CRB016949; and Failure to Keep Dog Under Control on November 4, 2020, in Warren Municipal Court case 2020 CRB 001737. This constituted a violation of Ohio Revised Code Section 4735.18(A)(8), procuring a license by fraud or deceit, and/or Ohio Revised Code Section 4735.18(A)(6), misconduct as that section incorporates Section I, Article 1 of the Canons of Ethics for the Real Estate Industry which states that licensees shall endeavor to maintain and establish high standards of professional conduct and integrity in dealings with members of the public as well as with fellow licensees and, further, seek to avoid even the appearance of impropriety in any activities as a licensee.

JOSHUA CHAMBERS (2024), salesperson, Norton, Ohio was ordered to pay a fine in the amount of \$1000.00, and complete of 3 hours of additional education in the areas of core law and ethics. The respondent's license was also suspended for a period of 5 days. The respondent was ordered to complete this discipline for doing the following: Failing to ensure the earnest money was provided to the title company pursuant to the terms agreed upon in the purchase contract; failing to prepare or provide a purchase contract addendum with a revised term that could be performed by the buyers, addressing the timing and/or form of the earnest money deposit; and failing to either review the purchase contract or understand when the purchase contract required the earnest money to be deposited in violation of Ohio Revised Code Section 4735.18(A)(6), incompetency or misconduct and/or Ohio Revised Code Section 4735.18(A)(6), misconduct as that section incorporates the Canons of Ethics for the Real Estate Industry, Section I, Article 1.

NICOLE OSBORNE (2024), salesperson, North Canton, Ohio, was ordered to complete 3 hours of additional education in ethics for doing the following: Failed to ensure earnest money for the subject property was deposited in accordance with the purchase contract and/or failed to notify the seller or the seller's agent that the buyer, your client, had not deposited earnest money in accordance with contract in violation of ORC 4735.18(A)(6) misconduct; and/or failed to understand that there was a binding, effective purchase contract for the subject property, which was signed by the seller and buyer, her client, on April 28, 2022 in violation of ORC 4735.18(A)(6) misconduct and/or incompetency, i.e., failed to be knowledgeable in the Ohio laws of real estate.

DECEMBER 2024

CHRISTOPHER LEE SMITH (2024), salesperson, Dayton, Ohio, was ordered to pay a fine in the amount of \$1000.00, and complete 3 hours of additional education in the areas of core law and ethics. The respondent was also ordered to serve a 30-day suspension which was deemed served provided there are no additional complaints filed against the respondent within 6 months of the date of the adjudication order. The respondent was ordered to complete this discipline for failing to disclose a material fact of which he had knowledge of regarding the subject property's system/septic tank involving a shift or offset in a pipe. This constituted a violation of Ohio Revised Code 4735.18(A)(9) as it incorporates 4735.67(A) and or Ohio Revised Code 4735.18(A)(6), misconduct, as that section incorporates Section I, Article 1 of the Canons of Ethics for the Real Estate Industry.

DIMITRI MCCLUNG (2024), unlicensed, Corpus Christi, TX, was ordered to pay a civil penalty in the amount of \$2,925 for advertising vacant property located at approximately 47 Beach Road, Erie County Parcel No. 54-01175.000, Kelley's Island, Ohio for another, for a fee, commission, or other valuable compensation or the expectation of a fee, commission, or other compensation from on or about November 23, 2023 to on or about March 21, 2024. The conduct constituted 117 days of violations of Ohio Revised Code Section 4735.02, which provides that no person, partnership, association, limited liability company, limited liability partnership, or corporation shall advertise, act or assume to act as a real estate broker or real estate salesperson, without first being licensed under Ohio Revised Code Chapter 4735.

JEFF DICKEY (2024), broker, Hillsboro, Ohio, was ordered to pay a fine in the amount of \$1000.00 fine, and complete additional education in the areas of core law and ethics for failing to observe or advise his clients (sellers) before signing a purchase offer for the subject property dated March 24, 2021 from the buyers that the buyers' offer failed to reflect his clients' intention that the subject property was to subject to agricultural tax savings (CAUV) by the county; the subject property would be transferring as farmland to the buyers, and if the buyer chose to change the subject property's use, it would be the buyers' responsibility, not his clients' responsibility, to pay any county recoupment of past tax savings for the subject property. Accordingly, he violated one or more of the following: Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.62(A) for failing to exercise reasonable skill and care in carrying out the responsibilities of the agency relationship; and/or Ohio Revised Code Section 4735.18(A)(6), misconduct.

JEFF DICKEY (2024), broker, Hillsboro, Ohio, was ordered to pay a fine in the amount of \$750.00 fine, and complete additional education in the areas of core law and ethics for violating Ohio Revised Code Section 4735.18(A)(6), incompetency or misconduct, and/or Ohio Revised Code Section 4735.18(A)(6) misconduct as that section incorporates the Canons of Ethics for the Real Estate Industry, Section I, Article 1 by doing one or more of the following: Writing an email to multiple local leadership licensees referring to another licensee in a disparaging manner.