

BEFORE THE MARYLAND REAL ESTATE COMMISSION

IN THE MATTER OF THE CLAIM *
OF RICHARD BRISBON, *
CLAIMANT, AGAINST THE *
MARYLAND REAL ESTATE *
COMMISSION GUARANTY FUND * Case No. 485-RE-2020 G.F.
RESP: ANTHONY CRAWFORD *
LICENSE NO: 656624 *

PROPOSED ORDER

Upon a review of the available evidence, the Commission concludes that the Claimant has established a valid claim against the Maryland Real Estate Commission Guaranty Fund. It has been established that the above named Respondent was acting as a Property Manager in a Lease Agreement for property located at 12312 Sir Lancelot Drive in Glen Burnie, Maryland. In December, 2019, the Complainant never received the rental funds collected by the Respondent. The Property Management Agreement was canceled and a Complaint and Claim filed. The Respondent acknowledged he owed the money to Claimant and set up a payment plan in which the final payment was to be made within four and half months. On April 1, 2021, the Claimant was contacted and verified that \$1,500.00 of the funds owed was still outstanding. The Respondent stated he owed a balance of \$1,000.00 and he would be able to pay within a week. On April 19, 2021, an email was sent to the Respondent for an update and no response was received. On May 24, 2021, the Claimant was emailed and verified no payments had been received.

The Claimant is entitled to reimbursement under The Annotated Code of Maryland, Business Occupations and Professions Article, Title 17, Section 505. It has further been established that, as a result of the actions by the Respondent, the Claimant has sustained an actual loss of the rental proceeds in the amount of \$1,500.00. Accordingly, the Commission hereby awards the Claimant One Thousand Five Hundred Dollars and zero cents

(\$1,500.00), from the Maryland Real Estate Commission Guaranty Fund, and Orders that:

1. Pursuant to Business Occupations and Professions Article 17, Section 412(a) any real estate licenses held by the Respondents are suspended and the Respondents are ineligible for any real estate license until the Respondents have repaid any money paid from the Real Estate Guaranty Fund pursuant to this Order, under Code of Maryland Regulations 09.11.01.23A, with 12% annual interest.
2. The records and publications of the Maryland Real Estate Commission reflect this decision.
3. This decision is a proposed decision only and may be challenged by either the Claimant or the Respondents. If either party disagrees with this Proposed Order they may file written exceptions with the Commission. Any exceptions must be in writing addressed to the Executive Director signed below, Maryland Real Estate Commission, 500 N. Calvert Street, 3rd Floor, Baltimore, Maryland 21202 and must be received within thirty (30) days of receipt of this decision. If neither party files written exceptions, this proposed decision will become final at the end of the thirty (30) day period.

6/24/2021

Date

MARYLAND STATE
REAL ESTATE COMMISSION

SIGNATURE ON FILE

By:

Michael L. Kasnic
Executive Director

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