

BEFORE THE MARYLAND REAL ESTATE COMMISSION

MARYLAND REAL ESTATE
COMMISSION

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CASE NO. 2008-RE-446

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V.

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ADEYEFA OLASUPO
REMAX SAILS
6321 Greenbelt Road
College Park, MD 20740

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CONSENT ORDER AND SETTLEMENT AGREEMENT

This matter comes before the Maryland Real Estate Commission (“Commission”) as the result of a complaint filed by John and Cynthia Gales (“Complainants”). Based on the complaint, the Commission has determined that administrative charges against the Respondent Real Estate Salesperson, Adeyefa Olasupo, license registration number 05-578638, are appropriate and that an administrative hearing on those charges should be held. In an effort to resolve this matter without a formal hearing, the Commission and the Respondent have agreed to enter into this Consent Order and Settlement Agreement to provide for the imposition of disciplinary measures which are fair and equitable in these circumstances and which are consistent with the best interest of the people of the State of Maryland.

The Commission and the Respondent agree and stipulate as follows:

1. Respondent Adeyefa Olasupo is currently licensed by the Commission as a real estate salesperson with ISELLHOUSES REALTORS, LLC, license registration number 05-578638. At all times relevant to the matters set forth in this Consent Order and Settlement Agreement, the Commission has had jurisdiction over the subject matter and the Respondent.

2. On or about February 5, 2008, Complainants John and Cynthia Gales filed a complaint against the Respondent. Respondent was the listing agent for a property known as 12509 Cambleton Drive, Upper Marlboro, Maryland (“the Property”) owned by Complainants. Respondent ultimately purchased the Property. The Complainants allege that the Respondent required that they pay Respondent an additional sum of money or he would not proceed with the settlement. The Complainants gave Respondent the money and settled on the Property. After Complainants contacted Respondent’s broker, he returned the money to Complainants.

3. The Respondent acknowledges that his conduct may have constituted improper dealings in violation of section §17-322(b)(25), Business and Occupations Article, Annotated Code of Maryland ("BOP") which provides:

§17-322. Denials, reprimands, suspensions, revocations, and penalties-- Grounds.

(b) *Grounds.*—Subject to the hearing provisions of §17-324 of this subtitle, the Commission may deny a license to any applicant, reprimand any licensee, or suspend or revoke a license if the applicant or licensee:

(25) engages in conduct that demonstrates bad faith, incompetency, or untrustworthiness or that constitutes dishonest, fraudulent or improper dealing.

4. The Respondent, by entering into the Consent Order and Settlement Agreement, expressly waives the right to have the pending allegations by the Commission reduced to written charges, the right to an administrative hearing on the charges and 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.

5. The Respondent consents to the entry of an Order that his conduct constituted improper dealings in violation of BOP §17-322(b)(25) and he agrees to attend two continuing education classes within ninety (90) days of the execution of this Consent Order and Settlement Agreement beyond the continuing education requirements found in BOP § 17-315. The classes must cover the subject matters of agency and contracts.

6. If the Respondent does not complete the required classes within the proscribed ninety day period, the Respondent's license registration number 05-578638 will be suspended until such time as the classes are completed.

7. The Commission agrees to accept the Respondent's attendance at the two additional classes and execution of this Consent Order and Settlement Agreement as the full and final resolution of this matter.

BASED ON THESE STIPULATIONS, IT IS THIS ^{21st} ~~16th~~ DAY OF JULY, 2010 BY THE MARYLAND REAL ESTATE COMMISSION:

ORDERED that the Respondent's conduct constituted improper dealings in violation of BOP §17-322(b)(25) and it is further,

ORDERED that the Respondent must attend two continuing education classes within ninety (90) days of the execution of this Consent Order and Settlement Agreement beyond the continuing education requirements found in BOP § 17-315. The classes must cover the subject matters of agency and contracts, and it is further

ORDERED that the Commission's records and publications reflect the violation and civil penalty imposed on the Respondent.

7/16/2010
Date

RESPONDENT'S SIGNATURE
APPEARS ON ORIGINAL ORDER

Respondent Adeyera Olasupo

MARYLAND REAL ESTATE COMMISSION:

7/21/10
Date

(COMMISSIONER'S SIGNATURE
APPEARS ON ORIGINAL ORDER)

