

BEFORE THE MARYLAND REAL ESTATE COMMISSION

**MARYLAND REAL ESTATE
COMMISSION**

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V.

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**GARY ZENTGRAF
All American Residential Realty
3239 E. Joppa Road
Baltimore, MD 21234**

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Case No: 2011-RE-087

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CONSENT ORDER

This matter comes before the Maryland Real Estate Commission ("Commission") as the result of a complaint filed by Michael Kinlein ("Complainant"). Based on the complaint and an investigation, the Panel of Commissioners have determined that administrative charges against the Respondent, real estate broker, Gary Zentgraf, affiliated with All American Residential Realty, license registration number, 01-509503 ("Respondent"), are appropriate and that an administrative hearing on those charges should be held.

To resolve this matter without a formal hearing, the Commission and the respondent have agreed to enter into this Consent Order 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. 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, affiliated with All American Residential Realty, as a broker, license registration number 01-509503.
3. The Complainant alleged the Respondent allowed an unlicensed individual to show him and his daughter-in-law a house in Baltimore, Maryland.
4. It is further alleged by the Complainant that the Respondent allowed the unlicensed individual who had his real estate license revoked, work as an agent.
5. The Respondent will admit that by allowing an unlicensed individual show properties in this transaction has violated Section 17-603 (b) of the Business Occupations and Professions Article, Maryland Annotated Code which provides:

**Section 17-603
Business Occupations and Professions Article
Maryland Annotated Code**

(b) A real estate broker may not retain an unlicensed individual to provide real estate brokerage services on behalf of the real estate broker.

6. The Respondent consents to the entry of an Order that his conduct, as described in this Consent Order, violates Section 17-603 (b) of the Business Occupations and Professions Article, Maryland Annotated Code and he agrees to pay a civil penalty in the amount of \$2,500.00 within 60 days of the execution of this Consent Order and take a 3 hour Maryland law class within sixty days (60) from the date of the execution of this Consent Order. The class referenced in this Consent Order is in addition to the continuing education requirements. This class would not be allowed to be credited towards the hours necessary to renew his license at the next renewal.
7. 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.
8. The Commission accepts this Consent Order as the full and final resolution of Complaint No. 2011-RE-087.

BASED ON THESE STIPULATIONS, IT IS THIS 16th DAY OF May, 2011 BY THE MARYLAND REAL ESTATE COMMISSION.

ORDERED that the Respondent violated Section 17-603 (b) of the Business Occupations and Professions Article, Maryland Annotated Code; and it is further

ORDERED the Respondent will pay a civil penalty in the amount of a \$2,500.00 within sixty (60) days of the execution of this Consent Order:

ORDERED the Respondent will take a 3 hour Maryland law class and submit proof of completion within sixty days (60) of the execution of this Consent Order.

ORDERED that should the Respondent fail to either pay the civil penalty or submit proof of the law class within the sixty (60) days after signing the Order, the Commission will suspend the license of the Respondent until such time as the requirements are made and will proceed with charges against the Respondent and schedule an Administrative Hearing for the violations of Section 17-603 (b) of the Business Occupations and Professions Article, Maryland Annotated Code.

ORDERED that the Commission's records and publications reflect the

violations and the penalty imposed on the Respondent.

MARYLAND REAL ESTATE COMMISSION:

By: SIGNATURE ON FILE

AGREED:

MAY 11, 2011
Date

SIGNATURE ON FILE
GARY ZENTGRAF, Respondent

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MARYLAND REAL ESTATE
COMMISSION