



Department of Commerce

Division of Real Estate & Professional Licensing

Sheryl Maxfield, Director

Mike DeWine, Governor
Jon Husted, Lt. Governor

Real Estate Discipline Summaries

REVOCATIONS/PERMANENT SURRENDERS/RESIGNATIONS

Yanina Kalyanova, Salesperson, Columbus, had her license revoked. Between on or about March 31, 2015 to on or about August 3, 2016 with respect to one or more of the following properties: 60 W. Park Avenue, Columbus, Ohio; 949-951 Heyl Avenue, Columbus, Ohio; 1106 Whittier Street, Columbus, Ohio; 27 Rodgers Avenue, Columbus, Ohio, she 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 above-mentioned properties through Soskin Realty, LLC, the brokerage she was licensed with at the time she provided the property management services. This conduct constitutes 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 Ohio Revised Code Section 4735.02 which provides that no person shall act as a real estate broker without being licensed under Chapter 4735.

Additionally, between on or about December 31, 2015 to on or about August 3, 2016 during the course of managing for one or more of the following properties: 949-951 Heyl Avenue, Columbus, Ohio; 1106 Whittier Street, Columbus, Ohio; 27 Rodgers Avenue, Columbus, Ohio, she failed to collect deposits, payments and/or management fees in the name of and/or with the consent of the licensed real estate broker with whom she was licensed at that time. This conduct constitutes a violation of Ohio Revised Code Section 4735.18(A)(6), misconduct, as that section incorporates Ohio Revised Code Section 4735.21 which provides that no real estate salesperson shall collect any money in connection with any real estate whether as a commission, deposit, payment, rental, or otherwise, except in the name of and with the consent of the licensed real estate broker with whom they are licensed.

Between on or about August 4, 2016 to on or about March 6, 2017, during the course of managing one or more of the following properties: 949-951 Heyl Avenue, Columbus, Ohio; 2624 W. Broad Street, Columbus, Ohio; 1106 Whittier Street, Columbus, Ohio; 27 Rodgers Avenue, Columbus, Ohio, she collected deposits, payments and/or management fees in the name of H Management, LLC, an unlicensed entity. Accordingly, she violated 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 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.



Department of Commerce

Division of Real Estate & Professional Licensing

Sheryl Maxfield, Director

Mike DeWine, Governor
Jon Husted, Lt. Governor

Between on or about August 4, 2016 to on or about March 27, 2017, she acted like an active Ohio real estate licensee even though her Ohio real estate salesperson license was inactive as it relates to the sale of one or more of the following properties: 58-60 W. Park Avenue, Columbus, Ohio; 949-951 Heyl Avenue, Columbus, Ohio. This constitutes a violation of Ohio Revised Code Section 4735.18(A)(6), misconduct, as that section incorporates Ohio Revised Code Section 4735.02(A) which provides no person shall provide services that require a license pursuant to Chapter 4735 when the licensee's license is inactive.

Mekel Henderson, Salesperson, Westerville, had her license revoked. During the Division's investigation in case number 2017-206, she failed to obey or timely respond to a subpoena, dated July 26, 2017, that was issued by the Superintendent of the Division of Real Estate and Professional Licensing pursuant to Ohio Revised Code Section 4735.04. This conduct constitutes a violation of Ohio Revised Code Section 4735.18(A)(6), misconduct as that section incorporates Ohio Administrative Code 1301:5-1-13.

During the Division's investigation of case number 2017-206, she failed to cooperate or provide assistance to the Division by doing one or more of the following: she failed to claim the Division's acknowledgment of complaint letter, dated May 2, 2017, that was sent to her via certified mail; she failed to claim a Division subpoena, dated June 28, 2017, that was sent to her via certified mail; she failed to participate in the Division's investigation by timely returning one or more Investigator phone calls and/or email messages to her. This conduct constitutes a 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, which provides that a licensee should aid wherever possible the members and staff of the Real Estate Commission and Division of Real Estate in the enforcement of the licensing statutes and administrative rules and regulations.

William R. Dean, Salesperson, Edgewood, Kentucky had his license revoked. He was convicted in a criminal proceeding for a felony. More specifically in the Commonwealth of Kentucky, Sixteenth Judicial Circuit, Kenton Circuit Court, First Division, Case Number 17-CR-685, he was convicted in November of 2017 of the following counts:

Count 1 - theft by unlawful taking or disposition, value more than \$10,000, a felony;



Department of Commerce

Division of Real Estate & Professional Licensing

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Mike DeWine, Governor
Jon Husted, Lt. Governor

Count 2 - theft by unlawful taking or disposition, value more than \$10,000, a felony; and

Count 3 - theft by unlawful taking or disposition, value \$500 to \$10,000, a felony.

His felony conviction constitutes a violation of one or both of the following:

- A. Ohio Revised Code Section 4735.18(A); and/or
- B. 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.

Shad T. Remaley, Salesperson, Butler, had his license revoked. He did the following on or about August 18, 2015 through on or about March 31, 2016 with respect to property located at 235 Cook Road, Mansfield, Ohio; Twp. 45 Road, Mansfield, Ohio; and 262 6th Avenue, Mansfield, Ohio (hereinafter referred to as the "subject properties"):

Acted like an Ohio real estate broker without an Ohio real estate broker's license when he failed to sell the subject properties through Mattox McCleery, Inc., the brokerage with which he was licensed. This conduct constitutes 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 without being licensed under Chapter 4735.

Failed to deposit one or more buyer's earnest money into the brokerage's trust account in violation of Ohio Revised Code Section 4735.18(A)(26) and/or failed to ensure earnest money was deposited in the brokerage's trust account pursuant to the terms agreed to in one or more purchase contracts in violation of Ohio Revised Code Section 4735.18(A)(6), misconduct.

Failed to collect deposits, earnest money and/or commissions in the name of and with the consent of the licensed real estate broker with whom he was licensed. This conduct constitutes a violation of Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.21.



Department of Commerce

Division of Real Estate & Professional Licensing

Sheryl Maxfield, Director

Mike DeWine, Governor
Jon Husted, Lt. Governor

Engaged in a continued course of misrepresentation by incorrectly identifying Mattox McCleery as the listing brokerage for the subject properties in advertising and transaction paperwork. This constitutes a violation of Ohio Revised Code Section 4735.18(A)(3) and/or Ohio Revised Code Section 4735.18(A)(6), misconduct.

Failed to provide a consumer guide to agency to his client, the seller, or his client's authorized representative prior to marketing or showing the seller's real estate, specifically advertising or auctioning the subject properties, in violation of Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.56(C). In the alternative, he failed to maintain a copy of the consumer guide provided in violation of Ohio Revised Code Section 4735.18(A)(24).

Released earnest money to prospective buyers of the Twp. 45 Road property without written instructions signed by both parties specifying how he was to disburse the money. This constitutes a violation of Ohio Revised Code Section 4735.18(A)(37) as that section incorporates Ohio Revised Code Section 4735.24.

Failed to include the purchase price in the purchase contract for 262 6th Avenue, Mansfield, Ohio in violation of R.C. 4735.18(A)(6), misconduct as that section incorporates the Canons of Ethics for the Real Estate Industry Section II, Article 9, which states that the licensee, for the protection of all parties, should see that financial obligations and commitments regarding real estate transactions are in writing, expressing the exact agreement of the parties.

Jon Brenner, Salesperson, Huber Heights, had his license revoked. He was convicted of a felony offense which was filed on or about April 26, 2018, in Miami County, Ohio, Common Pleas Court, Case Number 17 CR 415. More specifically, he was convicted of one count of Theft, a felony of the fifth degree. This constitutes a violation of Ohio Revised Code Section 4735.18(A) 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.



Department of Commerce

Division of Real Estate & Professional Licensing

Sheryl Maxfield, Director

Mike DeWine, Governor
Jon Husted, Lt. Governor

Bridgette L. Gee, Salesperson, Cincinnati, had her license revoked. She failed to provide assistance to the Ohio Division of Real Estate and Professional Licensing during the investigation to do one or more of the following:

- a. Provide a response to the complaint filed against her;
- b. Failed to provide requested documentation;
- c. Refused mail sent by the Division to her address of record that is on file with the Division.

This conduct constitutes a violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates Canons of Ethics for the Real Estate Industry, Section 1, Article 3, which provides that a licensee should provide assistance wherever possible to the members and staff of the Real Estate Commission and Division of Real Estate in the enforcement of the licensing statutes and administrative rules and regulations.

Todd M. Neu, Salesperson, Lima, had his license revoked. He was convicted in a criminal proceeding for a felony. More specifically in the Common Pleas Court of Allen County, Ohio, Case Number 2018 0010, he was convicted on or about April 16, 2018, and sentenced on or about May 24, 2018, of the following:

Count 2 – Pandering Sexually-Oriented Matter Involving a Minor, a felony of the 4th degree;

Count 3 - Pandering Sexually-Oriented Matter Involving a Minor, a felony of the 4th degree;

Count 4 – Pandering Sexually-Oriented Matter Involving a Minor, a felony of the 4th degree;

Count 5 – Pandering Sexually-Oriented Matter Involving a Minor, a felony of the 4th degree;

Count 6 - Pandering Sexually-Oriented Matter Involving a Minor, a felony of the 4th degree;

His felony conviction constitutes a violation of one or both of the following:

- C. Ohio Revised Code Section 4735.18(A); and/or
- D. Ohio Revised Code Section 4735.18(A)(6), misconduct as that section incorporates the Canons of Ethics, Section 1, Article 1, which constitutes a failure to maintain and establish high standards



Department of Commerce

Division of Real Estate & Professional Licensing

Sheryl Maxfield, Director

Mike DeWine, Governor
Jon Husted, Lt. Governor

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.

He was convicted in a criminal proceeding for a felony. More specifically in the Common Pleas Court of Allen County, Ohio, Case Number 2018 0081, he was convicted on or about April 16, 2018 and sentenced on or about May 24, 2018 of the following:

Count 1 – Obstructing Justice, a felony of the 5th degree;

His felony conviction constitutes a violation of one or both of the following:

- E. Ohio Revised Code Section 4735.18(A); and/or
- F. 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.

Jeffery Raig, Salesperson, Aurora, had his license revoked and was ordered to pay a \$2,500 fine. From on or about April 18, 2017 through June 27, 2017, he was convicted of a felony criminal offense, specifically five counts of telecommunications fraud, in violation of Ohio Revised Code Section 2913.05, felonies of the fifth degree, in Cuyahoga County Common Pleas Court Case Number CR-16-610283-B. This constitutes a violation of 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 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 and, further, seek to avoid even the appearance of impropriety in any activities as a licensee.

Matthew Taylor, Salesperson, Springfield, had his license revoked. He was convicted in the Delaware County Common Pleas Court, Case Number 16 CR 1 12 0642 of a felony offense. More specifically, he was convicted of one count of Theft, a felony of the fourth degree and another count of Theft, a felony of the fifth degree. This constitutes a violation



Department of Commerce

Division of Real Estate & Professional Licensing

Sheryl Maxfield, Director

Mike DeWine, Governor
Jon Husted, Lt. Governor

of Ohio Revised Code Section 4735.18(A) 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.

SUSPENSIONS, FINES, EDUCATION

Robert Ryan Lara, Salesperson, Fairfield, was ordered to serve a 30-day suspension (time served), pay a \$500 fine, and complete three additional hours of ethics and core law. With respect to the property located at 6734 Hillside Avenue, Cincinnati, Ohio (subject):

Beginning on or about May 5, 2017, he failed to timely provide, including but not limited to, agreements, reports or documents to Johnnattan Ugarte for his review and/or signature. Accordingly, he violated Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.62(A) 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 failed to comply with one or more of the agency disclosure requirements found in Ohio Revised Code Section 4735.58(A)(1), or in the alternative, he failed to provide the Division during its investigation or he failed to maintain a completed, signed copy of the agency disclosure statement for the subject property. Accordingly, he violated Ohio Revised Code Section 4735.18(A)(6), misconduct as that section incorporates Ohio Revised Code Section 4735.58(A)(1) by operation of Ohio Revised Code Section 4735.58(C) or Ohio Revised Code Section 4735.18(A)(24).

Roberta A. Vasilakis, Salesperson, Hinckley, was ordered to serve a three-day suspension, pay a \$500 fine, and complete three additional hours of Ethics and Core Law. She did the following from on or about January 23, 2018 through on or about January 30, 2018, with respect to property located at 3160 Augustine Drive, Parma, Ohio (hereinafter referred to as the “subject property”):

Failed to comply with her company’s policy on agency when she attempted to terminate the brokerage’s listing agreement without the approval of a broker or manager in violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates Section 1, Article 1 of the



Department of Commerce

Division of Real Estate & Professional Licensing

Sheryl Maxfield, Director

Mike DeWine, Governor
Jon Husted, Lt. Governor

Canons of Ethics for the Real Estate Industry 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.

Jeffrey T. Keller, Principal Broker, Columbus, was ordered to serve a 30-day suspension, pay a \$2,000 fine, and complete three additional hours of Ethics, as well as the 10-hour Post-Licensure Broker course. He did the following between on or about August 25, 2016 and on or about December 31, 2017, with respect to the Lockhurst Village Apartments (subject property) consisting of one or more of the following properties: 1169 Lockhurst Road, Columbus, Ohio; 1770 Lockhurst Road, Columbus, Ohio; 1780 Lockhurst Road, Columbus, Ohio; 1181 Lockhurst Road, Columbus, Ohio; 1185 Lockhurst Road, Columbus, Ohio; 1197 Lockhurst Road, Columbus, Ohio; 1201 Lockhurst Road, Columbus, Ohio; 1205 Lockhurst Road, Columbus, Ohio; 1212 Lockhurst Road, Columbus, Ohio; 1213 Lockhurst Road, Columbus, Ohio; 1217 Lockhurst Road, Columbus, Ohio; 1220 Lockhurst Road, Columbus, Ohio; 1221 Lockhurst Road, Columbus, Ohio; 1227 Lockhurst Road, Columbus, Ohio; 1228 Lockhurst Road, Columbus, Ohio; 1231 Lockhurst Road, Columbus, Ohio; 1235 Lockhurst Road, Columbus, Ohio; 1239 Lockhurst Road, Columbus, Ohio; 1243 Lockhurst Road, Columbus, Ohio; 1245 Lockhurst Road, Columbus, Ohio; 1250 Lockhurst Road, Columbus, Ohio):

He mismanaged one or more tenant security deposits (security deposits) he received while managing the subject property when he spent some or all of the security deposits received on property management fees or on maintenance fees associated with the subject property, or in the alternative, following the termination of the property management agreement with Ahmet Gul and Lockhurst Townhomes, LLC on or about June 1, 2017, he failed to release in a timely manner \$1740.42 (funds) to Ahmet Gul or provide Ahmet Gul in a timely manner an accounting of these funds. Accordingly, he violated 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 or he violated Ohio Revised Code Section 4735.18(A)(5).

During the course of managing the subject property, he failed to maintain a property management account for Jeffrey T. Keller, dba Real Estate Opportunity (Sole #2008001721), or in the alternative, he failed to maintain a property management account in the name of subject property owner. Accordingly, he violated Ohio Revised Code Section 4735.18(A)(27) as that section incorporates Ohio Administrative Code 1301:5-5



Department of Commerce

Division of Real Estate & Professional Licensing

Sheryl Maxfield, Director

Mike DeWine, Governor
Jon Husted, Lt. Governor

11(A) by operation of Ohio Administrative Code 1301:5-5-11(F) or he violated Ohio Revised Code Section 4735.18(A)(6), misconduct as that section incorporates Ohio Administrative Code 1301:5-5-23(A).

Jeff J. Byce, Principal Broker, Youngstown, was ordered to pay a \$750 fine, and complete three additional hours of Core Law, as well as the 10-hour Post-Licensure Broker course. On or about April 2, 2014 through on or about February 28, 2015 with respect to the property located at 830 Mansell Drive, Youngstown, Ohio (hereinafter referred to as the “subject property”), he:

Offered the subject property for sale without the knowledge and consent of all the owners or the owners’ authorized agent(s), specifically without the knowledge and consent of owner Mary Riley, in violation of Ohio Revised Code Section 4735.18(A)(20).

Failed to remove his lock box from the subject property within a reasonable time after closing. This conduct constitutes a failure 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 further, to seek to avoid even the appearance of impropriety in any activities as a licensee 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 1.

Failed to ensure the current version of the residential property disclosure form was completed by his client in violation of Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.62(A), failing to exercise reasonable skill and care in representing the client and carrying out the responsibilities of the agency relationship.

Kathleen A. Godfray, Salesperson, Independence, was ordered to pay a \$500 fine and complete three additional hours of Ethics and Core Law. On or about May 19, 2017 through September 22, 2017, with respect to 799 Covington Oval, Kent, Ohio, she:

Incorrectly advertised in the multiple listing service that there was a co-agent, in violation of Ohio Revised Code Section 4735.18(A)(21).

Following the buyer signing the agency disclosure form, she modified the agency disclosure form without initialing or dating the change and/or informing the buyers’ licensee. Specifically, she removed an incorrect co-agent’s name from that document. This conduct constitutes a violation of Ohio Revised Code Section 4735.18(A)(6),



Department of Commerce

Division of Real Estate & Professional Licensing

Sheryl Maxfield, Director

Mike DeWine, Governor
Jon Husted, Lt. Governor

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.

Failed to advertise the name of the brokerage with which she was licensed in at least equal prominence with her name on advertising contained within emails sent to Brian Veppert in violation of Ohio Revised Code Section 4735.18(A)(21), as that section incorporates Ohio Revised Code Section 4735.16(B) and/or Ohio Revised Code Section 4735.18(A)(21) as that section incorporates Ohio Administrative Code 1301:5-1-02(C).

Failed to keep complete and accurate records for the subject property for three years from the transaction, specifically the original net sheet provided to the seller. In the alternative, she failed to provide this record to the Division during the course of the Division's investigation. This conduct is in violation of Ohio Revised Code Section 4735.18(A)(24) or, in the alternative Ohio Revised Code Section 4735.18(A)(6), misconduct, as that section incorporates Canons of Ethics Section I, Article 3.

Sheila Harper Dangel, Salesperson, Middleburg Heights, was ordered to serve a 10-day suspension, pay a \$500 fine, and complete three additional hours of Ethics and Core Law. On or about May 1, 2018 with respect to property located at 14775 State Road, North Royalton, Ohio (hereinafter referred to as the "subject property"), she provided the subject property's lock box code to an unlicensed individual, specifically the buyer, without the permission of the seller or the seller's licensee. As a result, the buyer entered the subject property unsupervised by a licensee. This conduct constitutes a failure 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 further, to seek to avoid even the appearance of impropriety in any activities as a licensee 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 1.

Craig A. DeAtley, Principal Broker, Portsmouth, was ordered to complete three additional hours of Core Law and Ethics. From on or about December 2, 2016 through on or about December 15, 2016 with respect to property located at 3250 Chateau Drive, Portsmouth, Ohio, he failed to keep complete and accurate records for the subject property for a period of three years, specifically copies of the brokerage policy on agency that was signed by



Department of Commerce

Division of Real Estate & Professional Licensing

Sheryl Maxfield, Director

Mike DeWine, Governor
Jon Husted, Lt. Governor

the seller in violation of Ohio Revised Code Section 4735.18(A)(24) or, in the alternative, he failed to obtain his client's signature acknowledging receipt of the brokerage policy on agency or note that his client refused to provide a signature prior to marketing or showing the subject property in violation of Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.56(C). Additionally, he failed to present a backup offer submitted by Charles and Nancy Canter to his client, the seller, in a timely manner in violation of Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.63(A)(2) and/or Ohio Revised Code Section 4735.18(A)(6), misconduct.

LaToya Shawntae Dunn, Salesperson, Cincinnati, was ordered to serve a 21-day suspension, pay a \$500 fine and complete the 20-Hour Post-Licensure Salesperson course. With respect to property located at 3120 Westbrook Avenue, Cincinnati, Ohio (hereinafter referred to as the "subject property"), she did the following:

Between on or about May 23, 2017 and October 4, 2017, acted like an Ohio real estate broker without an Ohio real estate broker's license when she procured a buyer and/or sold or offered to sell a purchase interest in the subject property when she had not yet acquired said interest. This conduct constitutes 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 without being licensed under Chapter 4735 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 1, Article 1.

Between on or about January 21, 2018 through May 2, 2018, published misleading or inaccurate advertising when she gave the appearance on Facebook and/or mycityliving.com and/or www.era.com that she was an active Ohio licensee while her real estate license was suspended in violation of Ohio Revised Code Section 4735.18(A)(21) and/or Ohio Revised Code Section 4735.18(A)(6) misconduct, as that section 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.

Anthony J. Colantuono, Salesperson, Broadview Heights, was ordered to pay a \$750 fine and complete three additional hours of Ethics and Core Law. On or about March 26, 2017 through May 25, 2017, he did the following with respect to property located at 10420 Springhill Drive, Brecksville, Ohio (hereinafter referred to as the "subject property"): In



Department of Commerce

Division of Real Estate & Professional Licensing

Sheryl Maxfield, Director

Mike DeWine, Governor
Jon Husted, Lt. Governor

representing the seller of the subject property, he demanded a commission on an \$800,000 purchase price when the purchase price was \$775,000. This constitutes a violation of Ohio Revised Code Section 4735.18(A)(10) 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.

Daryl R. Schorsten, Salesperson, Dublin, was ordered to pay a \$750 fine and complete three additional hours of Ethics and Core Law. On or about March 7, 2016 through September 17, 2016, with respect to 9450 Shawnee Trail, Powell, Ohio, he:

Failed to present the agency disclosure statement to the seller or the seller's attorney in fact prior to presenting them with a written purchase offer and/or failed to request the seller or the attorney in fact to sign and date the agency disclosure statement prior to presenting them with a written purchase offer in violation of Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.58(A)(1).

Failed to exercise reasonable skill and care in representing the client and carrying out the responsibilities of the agency relationship in violation of Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.62(A) when he did one or more of the following:

- a. Permitted the seller's son, Brian Thompson, to sign one or more transaction documents prior to the son obtaining a power of attorney to sell the subject property;
- b. Failed to verify that the seller's son, Brian Thompson, had obtained a power of attorney that provided the authority to sell the subject property.

Cheryl C. Myatt, Principal Broker, Cuyahoga Falls, was ordered to serve a 15-day suspension, pay a \$1,000 fine, and complete the 10-Hour Post-Licensure Broker course. She failed to provide assistance to the Ohio Division of Real Estate and Professional Licensing during the investigation to provide a response to the complaint filed against her.

This conduct constitutes a violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates Canons of Ethics for the Real Estate Industry, Section 1, Article 3, which provides that a licensee should help wherever possible to the members and staff of the Real Estate Commission and Division of Real Estate in the enforcement of the licensing statutes and administrative rules and regulations.



Department of Commerce

Division of Real Estate & Professional Licensing

Sheryl Maxfield, Director

Mike DeWine, Governor
Jon Husted, Lt. Governor

Kim A. Showalter, Principal Broker, Bay Village, was ordered to serve a 30-day suspension, pay a \$1,500 fine, and complete the 10-Hour Post-Licensure Broker course. From on or about July 1, 2014 through on or about January 31, 2015 with respect to property located at 5012 Henry Street, Garfield Heights, Ohio (hereinafter referred to as the "subject property"), she:

1. Failed to accept certified mail from Complainants 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 1, Article 1.
2. Failed to maintain a ledger as required by Ohio Administrative Code 1301:5-5-11(C), including, but not limited to failing to document the check numbers for the October and November 2014 owner draws in violation of Ohio Revised Code Section 4735.18(A)(6) as that section incorporates Ohio Administrative Code 1301:5-5-11(C) by operation of Ohio Administrative Code 1301:5-5-11(F).
3. Maintained a written agency agreement, i.e. the property management agreement, that did not contain 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).
4. Maintained a written agency agreement, i.e. the property management agreement, that did not contain blockbusting language and failed to state that it is illegal in violation of Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.55(A)(3).
5. Performed property management in the name of an unlicensed entity in violation of Ohio Revised Code Section 4735.18(A)(6), misconduct and/or Ohio Revised Code Section 4735.18(A)(6) as that section incorporates the Canons of Ethics for the Real Estate Industry Section 1, Article 1.
6. Failed to provide and/or update the Division with the brokerage's property management trust account information for the subject property in violation of Ohio Revised Code Section 4735.18(A)(27).
7. Failed to use reasonable skill and care when she sent keys to an owner using regular mail or, in the alternative when she failed to put the terms concerning the return of the subject property's keys in writing in violation of



Department of Commerce

Division of Real Estate & Professional Licensing

Sheryl Maxfield, Director

Mike DeWine, Governor
Jon Husted, Lt. Governor

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 II, Article 9.

Alan Joseph Wright, Salesperson, Orient, was ordered to serve a 15-day suspension, and complete three additional hours of Ethics and Core Law. Between on or about July 25, 2017 through on or about August 1, 2017, with respect to a transfer/reactivation application, he forged the signature of Broker J. Chris Roach on one or more transfer/reactivation applications without Broker Roach's permission and presented this document to the Ohio Division of Real Estate and Professional Licensing. This conduct constitutes a violation of Ohio Revised Code Section 4735.18(A)(6), dishonest or illegal dealings, gross negligence, or misconduct 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 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.

Trish W. Klingensmith, Salesperson, Dayton, was ordered to serve a 30-day suspension, and complete three additional hours of Ethics and Core Law. She did the following in January of 2015 involving the property located at 117 Johnson Street, Dayton, Ohio (subject property):

She authorized or allowed a commission owed to James Crawford (SAL # 2006000361) for the sale of the subject property to be waived without the consent of James Crawford or her broker at that time, Matthew Watercutter. Accordingly, she violated 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.

After the closing for the subject property that occurred on or about January 26, 2015, she gave Kenneth Lotney, the seller of the subject property, a check for \$1,110.00 (payment) that was not disclosed on HUD 1 statement and her payment was inconsistent with the signed land contract for the subject property. Accordingly, she violated 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.



Department of Commerce

Division of Real Estate & Professional Licensing

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Jared Korman, Salesperson, Dayton, was ordered to serve a 10-day suspension. On or about April 26, 2016, he was sentenced or convicted of a felony, cruelty to an animal, in the Superior Court of the State of California for the County of Los Angeles, Case Number 077509), but he failed to report to the Division a change in his application (conviction) until on or about July 22, 2016, approximately four days after the above-mentioned sales license was issued to him by the Division. This conduct constitutes a violation of one or more of the following: Ohio Revised Code Section 4735.18(A)(6), misconduct; Ohio Revised Code Section 4735.18(A)(8); and/or Ohio Revised Code Section 4736.18(A)(6), misconduct as that section incorporates Ohio Administrative Code 1301:5-1-05(A).

UNLICENSED ACTIVITY

Ronald Wilson, Toledo, was ordered to pay \$117,000 for unlicensed activity. From on or about December 13, 2014 through and including on or about April 8, 2015 with respect to the property located at 1779 S Main Street, Clyde, Ohio (subject property), he did one or more of the following activities:

For another, for a fee, commission, or other valuable compensation or the expectation of a fee, commission, or other compensation:

- Rented, or leased or negotiated the rental or lease of the subject property;
- Offered, attempted, and agreed to negotiate the rental or leasing of the subject property; and/or
- Managed or offered, or attempted to operate or manage the subject property.

The above conduct constitutes up to 117 violations of R.C. 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 R.C. Chapter 4735.

Katrina Taber, Toledo, was ordered to pay \$117,000 for unlicensed activity. From on or about December 13, 2014 through and including on or about April 8, 2015, with respect to the property located at 1779 S Main Street, Clyde, Ohio (subject property), she did one or more of the following activities:



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For another, for a fee, commission, or other valuable compensation or the expectation of a fee, commission, or other compensation:

- Rented, or leased or negotiated the rental or lease of the subject property;
- Offered, attempted, and agreed to negotiate the rental or leasing of the subject property; and/or
- Managed or offered, or attempted to operate or manage the subject property.

The above conduct constitutes up to 117 violations of R.C. 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 R.C. Chapter 4735.

SR Services, Toledo, was ordered to pay \$117,000 for unlicensed activity. SR Property Improvements Services, LLC (aka SR Services), did one or more of the following activities from on or about December 13, 2014 through and including on or about April 8, 2015 with respect to the property located at 1779 S Main Street, Clyde, Ohio (subject property):

For another, for a fee, commission, or other valuable compensation or the expectation of a fee, commission, or other compensation:

- Rented, or leased or negotiated the rental or lease of the subject property;
- Offered, attempted, and agreed to negotiate the rental or leasing of the subject property; and/or
- Managed or offered, or attempted to operate or manage the subject property.

The above conduct constitutes up to 117 violations of R.C. 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 R.C. Chapter 4735.