

REAL ESTATE AGENCY
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Real Estate License of)
JEFFREY PAUL WRIGHT) STIPULATED FINAL ORDER

The Oregon Real Estate Agency (Agency) and Jeffrey Wright (Wright) do hereby agree and stipulate to the following:

FINDINGS OF FACT
AND
CONCLUSIONS OF LAW

1.

1.1 At all times mentioned herein, Wright was licensed as a principal broker with PMI Portland Metro (PMI). Wright’s principal broker license went inactive on May 18, 2024. The Agency has previously issued Wright three Educational Letters of Advice in 2022 and 2023, educating Wright on final accounting requirements, duties to the owner, and disbursement of funds.

1.2 On December 13, 2023, the Agency received a complaint from Hyun Ro (Ro) against Wright. The Agency opened an investigation.

1.3 Ro was a tenant at a rental real estate managed by Wright and PMI located in Hillsboro, Oregon (subject property). In her complaint, Ro wrote that she moved out of the subject property on September 20, 2023, and Wright had not returned her security deposit.

1.4 Ro provided the Agency email communication she had with Wright regarding the return of her security deposit, between October 26, 2023, and December 12, 2023.

1.5 On November 28, 2023, in an email from Wright to Ro, Wright wrote “We sent your deposit return check to [address]. We have cancelled that check and send you a new one to your current [sic] address.”

1 1.6 On December 1, 2023, Wright asked Ro if she preferred to have the funds sent
2 to her via an ACH wire transfer.

3 1.7 On December 12, 2023, Wright wrote in an email to Ro that the security deposit
4 return had been initiated the prior week and should be in her bank account. That same day, Ro
5 responded to Wright informing him that no money had been received.

6 1.8 On February 2, 2024, Brandy Wright (B. Wright) responded to the complaint via
7 an email to the Agency. B. Wright wrote that when Ro did not receive the check they mailed to
8 her last known address, PMI “immediately communicated our willingness to do a direct deposit
9 via ACH.”

10 1.9 A review of the ACH Payment report shows a payment to Ro of \$1,900,00,
11 processed on December 12, 2023.

12 1.10 On February 6, 2024, Ro emailed the Agency and confirmed that she had
13 received an ACH payment for the full amount of her security deposit from PMI on February 5,
14 2024.

15 **(1) Conclusion of Law:** By failing to refund Ro’s security deposit within 30-days of move-
16 out, Wright violated ORS 696.301(3) and its implementing rule OAR 863-025-0030(1)(c)
17 1/1/2023 Edition.

18 1.11 A review of Oregon’s Secretary of State records shows that PMI was originally
19 registered with the state on December 13, 2018. That registration became inactive on
20 February 23, 2023. A new registration was filed with the state on October 13, 2023.

21 **(2) Conclusion of Law:** By failing to maintain an active registered business name with the
22 Oregon Secretary of State, between February 23, 2023, and October 13, 2023, Wright violated
23 ORS 696.301(3) as it incorporates ORS 696.026(2)(b)(A) 2023 Edition. In addition, this act
24 violates ORS 696.301(3) and its implementing rule OAR 863-014-0095(1) 1/1/2023 Edition.

25 1.12 All of the above demonstrates incompetence or untrustworthiness in performing
26 acts for which the real estate licensee is required to hold a license.

27 **(3) Conclusion of Law:** Based on the foregoing, Licensee is subject to discipline under
28 ORS 696.301(12) 2023 Edition.

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2.

2.1 The foregoing violations are grounds for discipline pursuant to ORS 696.301.

2.2 The Agency reserves the right to investigate and pursue additional complaints that may be received in the future regarding this licensee.

2.3 OAR 863-027-0020(1) defines the goal of progressive discipline and OAR 863-027-0020(2) sets out all factors the Real Estate Commissioner will consider when determining the level of discipline for licensees.

2.4 In accordance with ORS 696.775, the lapsing, expiration, revocation or suspension of a real estate license, whether by operation of law, order of the Real Estate Commissioner or decision of a court of law, or the inactive status of the license, or voluntary surrender of the license by the real estate licensee does not deprive the commissioner of jurisdiction to: (1) proceed with an investigation of the licensee; (2) conduct disciplinary proceedings relating to the licensee; (3) take action against a licensee, including assessment of a civil penalty against the licensee for a violation of ORS 696.020(2); or (4) revise or render null and void an order suspending or revoking a license.

2.5 In establishing the violations alleged above, the Agency may rely on one or more of the definitions contained in ORS 696.010.

3.

STIPULATION AND WAIVER

I, Jeffrey Wright, have read and reviewed this Stipulated Final Order and its Findings of Fact, Statements of Law and Conclusions of Law. I understand that the Findings of Fact, Conclusions of Law and this Stipulation and Waiver of Hearing rights embody the full and complete agreement and stipulation between the Agency and me. I further understand that if I do not agree with this stipulation, I have the right to request a Hearing on this matter and to be represented by legal counsel at such a Hearing. I also understand that any Hearing would be conducted in accordance with the procedures set forth in ORS Chapter 183 and in accordance with the Rules of Practice and Procedure adopted by the Attorney General of the State of Oregon. By signing this Stipulated Final Order, I freely and voluntarily waive my rights to a

1 Hearing, to representation by legal counsel at such a Hearing, and to judicial review of this
2 matter.

3 I hereby agree and stipulate to the above Findings of Fact and Conclusions of Law and
4 understand that the Order which follows hereafter, which I have also read and understand,
5 may be completed and signed by the Real Estate Commissioner or may be rejected by the
6 Real Estate Commissioner. I further understand that, in accordance with the provisions of
7 ORS 696.445(3), notice of this Order shall be published in the Oregon Real Estate News
8 Journal.

9 In addition to all of the above, I agree that once the Commissioner executes this
10 Stipulated Final Order, I will accept service of the Stipulated Final Order by email, and hereby
11 waive the right to challenge the validity of service.

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15 ORDER

16 IT IS HEREBY ORDERED that Jeffrey Wright's principal broker license be, and hereby
17 is reprimanded.

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20 IT IS SO STIPULATED:

IT IS SO ORDERED:

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22 DocuSigned by:

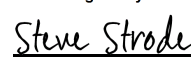
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24 JEFFREY PAUL WRIGHT

25
26 Date 6/7/2024 | 1:05 PM PDT

DocuSigned by:

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28 STEVEN STRODE

Real Estate Commissioner

29 Date 6/11/2024 | 7:10 AM PDT

30 Date of Service: 6/11/2024

