STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS DEPARTMENT OF BUSINESS REGULATION JOHN O. PASTORE CENTER, BLDGS. 68-69 1511 PONTIAC AVENUE CRANSTON, RI 02920

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IN THE MATTER OF:	•	
	•	
RANDA REYES,	•	DBR No. 06-L-0188
	•	
RESPONDENT.	:	

CONSENT ORDER

The Department of Business Regulation ("Department") and Randa Reyes ("Respondent") hereby consent and agree that:

- 1. Respondent is licensed by the Department as a salesperson to engage in the business of real estate.
- 2. On May 8, 2006, the Department received a complaint from Bruce A. Gagnon ("Complainant") against Respondent alleging violations of R.I. Gen. Laws § 5-20.5-14(a)(1), (3), (16), (20) and (21). The Complaint arose from Respondent's acts relative to a real estate transaction for property located at 14-18 Sylvan Street, Central Falls, Rhode Island ("subject property").
- 3. The complaint alleges, and the Department has reason to believe, that Respondent has violated the provisions of R.I. Gen. Laws §§ 5-20.5-14(a)(1) and (20) in connection with her representation of the Complainant. Accordingly, the Department has sufficient cause to revoke Respondent's license pursuant to R.I. Gen. Laws § 5-20.5-14(a).
- 4. In an effort to resolve the issues raised herein, the Department entered into a Consent Agreement and later an Amended Consent Agreement with the Respondent, formally executed on March 28, 2007 and September 11, 2008, respectively, which provided sanctions levied against the Respondent.

- 5. The Respondent has willfully failed to comply with the terms of said Agreements, in that she failed to pay an Administrative Penalty in the sum of \$2,500.00, which was levied against her in the Consent Agreement entered on September 11, 2008.
- 6. The Agreements referenced herein provide that the non-compliance of the Respondent to any of the terms of said Agreements shall form the basis for the Department to initiate administrative proceedings to impose penalties against Respondent.
- 7. Based on the foregoing, the Department has sufficient cause to initiate administrative proceedings to sanction Respondent's license via suspension or revocation pursuant to R.I. Gen. Laws § 5-20.5-15(a).
- 8. By agreeing to resolve this matter through the execution of this Consent Order, Respondent voluntarily waives her right to complete the administrative hearing process; voluntarily waives her right to appeal this Consent Order; admits that the allegations in paragraphs 1 through 5 are true; is willing to remedy this matter; and is willing to take all necessary action as delineated in this paragraph and the following paragraphs of this Consent Order to allow Respondent to maintain her license in good-standing.
 - A. Respondent shall pay the outstanding administrative penalty of \$2,500.00 owed by her according to the following schedule: \$500.00 to be paid on the date of her execution of this Consent Order, and \$500.00 on the fifteenth day of each month thereafter for four months. The final payment shall be paid on or before December 15, 2009.
 - B. All payments shall be made in the form of money order or certified check payable to the General Treasurer, State of Rhode Island.
- 9. Respondent hereby acknowledges and agrees that failure to abide by any of the requirements of this Consent Order, including late or missed payments, shall be grounds for the Department to initiate further administrative proceedings to impose penalties against Respondent including, but not limited to: (i) revocation and/or suspension of her license, and (ii) such additional administrative penalties that the Department deems appropriate.

THE DEPARTMENT AND RESPONDENT HEREBY CONSENT AND AGREE TO THE FOREGOING AS TO FORM AND SUBSTANCE:

Department of Business Regulation:	Respondent:	
Mu palas w	Randa Rezer	
Ellen R. Balasco, Esq.	Randa Reyes	
Deputy Chief of Legal Services	Century 21 – Butterman & Kryston	
	749 East Avenue	
	Pawtucket, Rhode Island 02862	
Date: 8/19/09	Date: 8/19/09	
Recommended by:		
Cath R. Us	Date: 8/11/59	
Catherine R. Warren, Esq.		
Hearing Officer		

ORDER

I have read the Hearing Officer's Recommendation in this matter, and I hereby take the following action with regard to the Recommendation:

> **ADOPT REJECT MODIFY**

A. Michael Marques

Director

Entered as an Administrative Order No. 09- 205 on this 21 M day of August, 2009.

THIS ORDER CONSTITUTES A FINAL ORDER OF THE DEPARTMENT OF BUSINESS REGULATION PURSUANT TO RHODE ISLAND GENERAL LAWS TITLE 42, CHAPTER 35. AS SUCH, THIS ORDER MAY BE APPEALED TO THE SUPERIOR COURT SITTING IN THE COUNTY OF PROVIDENCE WITHIN THIRTY (30) DAYS OF THE DATE OF THIS DECISION. SUCH APPEAL, IF TAKEN, MAY BE COMPLETED BY FILING A PETITION FOR REVIEW OF SAID COURT.

I hereby certify on this 21 day of August, 2009, that a copy of the within Notice was sent by both first class mail, postage prepaid, to Randa Reyes, Century 21 - Butterman & Kryston, 749 East Avenue, Pawtucket, RI 02862, and

by electronic mail in PDF format to the following parties at the Dept. of Business Regulation:

Ellen R. Balasco, Esq., Deputy Chief of Legal Services

Maria D'Alessandro, Esq., Associate Director – Commercial Licensing

William DeLuca, Acting Administrator - Real Estate

aBrooke Ellison