

MARYLAND REAL ESTATE
COMMISSION

*

BEFORE THE MARYLAND

*

REAL ESTATE COMMISSION

V.

*

JUDITH MARTINAK

*

COMPLAINT NO: 2009-RE-374

Respondent
License No: 573867

* * * * *

SETTLEMENT AGREEMENT AND CONSENT ORDER

This Matter comes before the Maryland Real Estate Commission (Commission) based on a complaint filed by Rita Chappelle against Judith Martinak (respondent). Based on the complaint, the Commission determined that administrative charges were appropriate and that a hearing on the charges should be held. Prior to the matter being scheduled for hearing, the Commission and Respondent agreed to consent to the entry of this Order as final resolution of Complaint No. 2009-RE-374.

IT IS STIPULATED BY THE PARTIES THAT:

1. The Respondent is currently licensed as a real estate salesperson associated with Coldwell Banker Residential Brokerage.
2. The charges in this matter arise from the Respondent's actions with regard to a property known as 4100 Bedford Road in Baltimore, Maryland.
3. The Respondent showed the complainant's house to a prospective buyer and left the party alone in the house after leaving the premises.
4. The Respondent allowed the prospective purchaser full access to a house she had the responsibility to protect while it was being shown.
5. The complainant has suffered no loss.
6. The Respondent enters this Consent Order freely, knowingly, voluntarily, and after having had the opportunity to seek the advice of counsel.
7. By entering into this Consent Order, the Respondent expressly waives the right to any hearing or further proceeding to which he may be entitled in this matter and any rights to appeal from this Consent Order.

8. The Respondent agrees to abide by the Maryland Real Estate Brokers Act, Maryland Annotated Code, Business Occupations and Professions Article, Sections 17-101 *et. seq.*, and regulations of the Commission in future real estate transactions.

BASED ON THESE STIPULATIONS, IT IS, THIS 12th day of January, ~~2009~~, BY THE MARYLAND REAL ESTATE COMMISSION, ²⁰¹⁰

ORDERED that the Respondent has violated the Annotated Code of Maryland, Title 17-532(c)(1)(vi)

ORDERED that the Respondent agrees to a reprimand and

ORDERED that the Commission's records and publications shall reflect the terms of this Consent Order.

Judith Martinak Katherine J. Corry
JUDITH MARTINAK COMMISSIONER
MARYLAND REAL ESTATE COMMISSION

12/23/09
DATE

1/12/10