

Maryland Real Estate Commission	*	BEFORE THE
v.	*	MARYLAND REAL
THERESA S. DIFONZO	*	STATE COMMISSION
RESPONDENT	*	Case No.: 184-RE-2012
	* * * *	* *

Consent Order

This matter comes before the Maryland Real Estate Commission ("Commission") as the result of an audit of continuing education hours conducted by the Commission in connection with the 2011 renewal application of Theresa S. Difonzo. As a result of the audit, it was determined that the Respondent did not complete the required hours of continuing education instruction for renewal of license. As a means of resolving this matter, the Commission and the Respondent have agreed to enter into this Consent Order, and agree and stipulate to the following:

1. On October 18, 2011, the Respondent submitted an electronic application for the renewal of a salesperson license for the (2011-2013) renewal period.
2. Pursuant to Section 17-315 of the Business Occupations and Professions Article, Maryland Annotated Code, the Respondent was required to complete 15 hours of continuing education instruction during the two year period preceding the renewal date of 10/18/2011.
3. The Respondent failed to complete the required number of hours, but certified on the renewal application dated 10/18/2011, that the continuing education requirements had

been fulfilled. The failure to obtain the continuing education hours was in violation of Section 17-315 of the Business Occupations and Professions Article, Maryland Annotated Code.

4. The Respondent has agreed that her continuing education requirement were not completed when she answered "Yes, to the question that she completed the required continuing education courses needed to renew her salesperson's license".
5. As a term and condition of this Consent Order, the Respondent agrees to pay a fine in the amount of Fifteen Hundred Dollars (\$1500) in connection with the violation of Section 17-315, Business Occupations and Professions Article, Maryland Annotated Code. In addition, the Respondent will pay a fee in the amount of \$100 for the administrative costs associated with this matter. The fee and fine are to be paid within sixty (60) days of the date of this Consent Order.
6. The Respondent also agrees that the certificates she submitted after her audit to complete the missing continuing education requirements were outside the current renewal period at issue in this matter and cannot be submitted for her next renewal period.
7. The Respondent waives the right to a formal hearing in this matter and the issuance of charges.
8. The Respondent agrees that all licenses held by the Respondent will automatically be suspended by the Commission, without a hearing, if the Respondent fails to comply with the terms of this Consent Order. The Respondent further agrees that the suspension of license will continue until the Respondent evidences compliance or an issuance of charges is compiled and a hearing held.

9. The Respondent and the Commission understand that this Consent Order will serve as the Final Order in this matter and be a part of the Respondent's licensing record maintained by the Commission. The Commission's records and publications will reflect the terms of the Consent Order.

WHEREFORE, based on these stipulations and agreements, it is hereby this

15th day of May, 2012, ORDERED by the Commission:

- I. That the Respondent has been found to have violated Section 17-315 and Section 17-322 (b) (1) of the Business Occupations and Professions Article, Maryland Annotated Code.
- II. That the Respondent agrees that all continuing education courses taken after the audit to complete her missing continuing education requirements were outside this current renewal period at issue in this matter and cannot be submitted for her next renewal period.
- III. That the Respondent shall pay a fee of \$100 in connection with the administration of this matter, and the civil penalty of \$1,500.00 within 60 days of the date of this Consent Order or issuance of charges and a hearing is scheduled for this matter.
- IV. That in the event the terms and conditions of this Consent Order are not met by the Respondent within the time described, the Commission will immediately suspend all real estate licenses held by the Respondent, without a hearing on the suspension. The suspension will continue until such time as the Respondent evidences compliance with the terms of this Consent Order.
- V. That the records of the Commission shall reflect that this matter was resolved by execution of this Consent Order.

SIGNATURE ON FILE

~~THERESA S. DIFONZO~~
Respondent

SIGNATURE ON FILE

~~Katherine F. Connelly~~
Executive Director
Maryland Real Estate Commission