

FINAL ORDER

MARYLAND REAL ESTATE COMMISSION *

BEFORE THE

JUL 12 2011

v.

*

MARYLAND REAL

MARYLAND REAL

JUSTIN BREWER,

*

ESTATE COMMISSION

Respondent

*

COMPLAINT NO: 09-RE-027GF

and

*

OAH NO.: DLR-REC-24-10-27690

CLAIM OF JANICE VIEIRA

*

AGAINST THE REAL ESTATE

*

COMMISSION GUARANTY FUND

*

*

* * * * *

CONSENT ORDER

This matter comes before the Maryland Real Estate Commission ("Commission") based on a complaint filed by Janice Vieira against Justin Brewer, a real estate broker (License No. 01-512407). Based on that complaint and an investigation, the Commission determined that charges against Mr. Brewer were appropriate and that a hearing should be held on the charges and on the Guaranty Fund claim filed by Ms. Vieira. The matter was scheduled for hearing at the Office of Administrative Hearings on February 22, 2011, but the hearing has been withdrawn by the Commission to allow for this resolution to occur. The Commission, Mr. Brewer, and Ms. Vieira consent to the entry of this Consent Order as the resolution of Complaint No. 09-RE-027 as to the administrative charges against Mr. Brewer and as to the Guaranty Fund claim filed by Ms. Vieira, subject to the Stipulations below.

IT IS STIPULATED BY THE PARTIES that:

1. Mr. Brewer will reimburse Ms. Vieira in the total amount of \$10,275.00 by certified funds on or before June 15, 2011.

2. Mr. Brewer will pay that amount in two installments: a) one-half of the total amount no later than thirty days from the date this Consent Order is signed by the Commission, and b) the remainder of the total amount no later than June 15, 2011.

3. Ms. Vieira will notify the Commission that she is dismissing her complaint and Guaranty Fund claim if the total amount of \$10,275.00 is paid on or before June 15, 2011.

4. If Mr. Brewer does not pay the total amount of \$10,275.00 on or before June 15, 2011, his real estate broker's license (License No. 01-512407) shall be automatically suspended until he reimburses Ms. Vieira in full, and the Commission, at its option, may return the complaint and/or Guaranty Fund claim to the Office of Administrative Hearings for the scheduling of a hearing.

5. Mr. Brewer and Ms. Vieira enter this Consent Order freely, knowingly, and voluntarily, and having had the opportunity to seek the advice of counsel.

SIGNATURE ON FILE

JUSTIN BREWER

Date

JANICE VIEIRA

Date

SIGNATURE ON FILE

KATHERINE F. CONNELLY
Executive Director
Maryland Real Estate Commission

Date

RECEIVED
MAR 28 2011
OFFICE OF THE
ATTORNEY GENERAL

RECEIVED
MAR 7 2011
OFFICE OF THE
ATTORNEY GENERAL