

MARYLAND REAL ESTATE COMMISSION * BEFORE THE
 * MARYLAND REAL
 v. * ESTATE COMMISSION
 * COMPLAINT NO.: 2009-RE-285
 ANNIE BURTON-BYRD [NOW BURTON],
 *
 Respondent *

* * * * *

CONSENT ORDER

This matter comes before the Maryland Real Estate Commission ("Commission") based on a complaint filed by Marisol Rodriguez against Annie Burton-Byrd [now Burton] ("Respondent"). Based on that complaint and an investigation, the Commission determined that charges against the Respondent were appropriate and that a hearing on those charges should be held. This matter was scheduled for a hearing at the Office of Administrative Hearings on October 6, 2011, but the Commission withdrew the regulatory charges against the Respondent to allow for this resolution to occur. The Commission and the Respondent consent to the entry of this Order as final resolution of Complaint No. 2009-RE-285.

IT IS STIPULATED BY THAT PARTIES that:

1. The Respondent was licensed as a real estate salesperson (License No. 05-614582) at the time of the events at issue and was affiliated with Signature Group Properties, LLC.
2. That license expires on March 30, 2012.

3. On or about August 8, 2007, a property management agreement was ratified for a property located at 3530 Pelham Avenue, Baltimore, Maryland.

4. The property was owned by Marisol Rodriguez.

5. The Respondent, through a property management company for which she was the president and chief executive officer, provided property management services to Ms. Rodriguez for the Pelham Avenue property.

6. On or about December 15, 2008, Marisol Rodriguez filed a complaint with the Commission against the Respondent.

7. Upon the Commission's receipt of the complaint, the Commission initiated an investigation and sought to review the documents maintained by the Respondent regarding the services provided to Ms. Rodriguez.

8. However, the Respondent advised the Commission's investigator that she no longer had access to records associated with the management of Ms. Rodriguez' property.

9. The Respondent enters this Consent Order freely, knowingly, and voluntarily, and with the advice of counsel.

13. By entering into this Consent Order, the Respondent expressly waives the right to any hearing or further proceeding to which she may be entitled in this matter and any rights to appeal from this Consent Order.

BASED ON THESE STIPULATIONS, IT IS, THIS 5th day of October, 2011, BY THE
MARYLAND REAL ESTATE COMMISSION,

ORDERED that the Respondent shall surrender her real estate salesperson's license to the Commission within 7 days of the execution of this Consent Order by the Commission, and it is further

ORDERED that, if the Respondent surrenders her real estate salesperson's license within that 7-day period, the Commission shall dismiss Complaint No. 2009-RE-285, and it is further

ORDERED that the Respondent shall not apply to the Commission for, or seek renewal or reinstatement of, any type of real estate license at any time after surrendering her license to the Commission, and it is further

ORDERED that, if the Respondent fails to surrender her real estate salesperson's license within that 7-day period, her license shall be immediately and automatically revoked, and it is further

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

SIGNATURE ON FILE

SIGNATURE ON FILE

ANNIE BURTON-BYRD (NOW BURTON)

COMMISSIONER
MARYLAND REAL ESTATE COMMISSION

10/2/11

Date SIGNATURE ON FILE

SIGNATURE ON FILE