

Maryland Real Estate Commission

v.

Victoria Pena

RESPONDENT

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BEFORE THE

MARYLAND REAL

STATE COMMISSION

Case No.: 057 RE 2025

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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 2021 renewal application of Victoria Pena. 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 05/12/2021 the Respondent submitted an electronic application for the reinstatement of a Salesperson's license for the (2021-2023) 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 05/12/2021.
3. The Respondent failed to complete the required number of hours, but certified on the renewal application dated 05/12/2021, that the continuing education requirement 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. The Respondent could not provide proof of taking all of the continuing education credits for the 2021 renewal.

4. The Respondent further 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.
5. The Respondent waives the right to an investigation of the violation, the issuance of charges, and a formal hearing in this matter.
6. 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.
7. 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 4th day of November, 2024, **ORDERED** by the Commission:

- I. That the Respondent has been found to have violated Section 17-315 of the Business Occupations and Professions Article, Maryland Annotated Code.
- II. That the Respondent shall pay a fee of \$100 in connection with the administration of this matter, and a fine of \$1500.00 in connection with the violation within 30 days of the date of this Consent Order.
- III. 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 suspension. The suspension will continue

until such time as the Respondent evidences compliance with the terms of this Consent Order.

- IV. That the records of the Commission shall reflect that this matter was resolved by execution of this Consent Order.


Victoria Pena
Respondent

11/4/24


Scott Lederer
Executive Director
Maryland Real Estate Commission